

**Sole Agent**

**75 Colenso Drive, Mill Hill, NW7 2EA**

**£749,950 Subject to Contract**



A stunning Two double bedroom, Two bathroom (one en suite shower room) end-of-terraced house located on the popular Colenso Drive development.

This exceptional property offers a luxurious and contemporary living experience, with meticulous attention to detail evident throughout.

One of the standout features of this property is the garage, which has been thoughtfully converted into an office with bi-fold doors leading onto a south-facing garden.

Amenities include air conditioning in Master Bedroom, guest wc, off street parking and south facing landscaped rear garden with side access.

Colenso Drive is sought after cul de sac located approximately 3/4 of a mile of the transport and shopping amenities at Mill Hill Broadway including Thameslink Station.

Council tax band E

T: 020 8959 9191

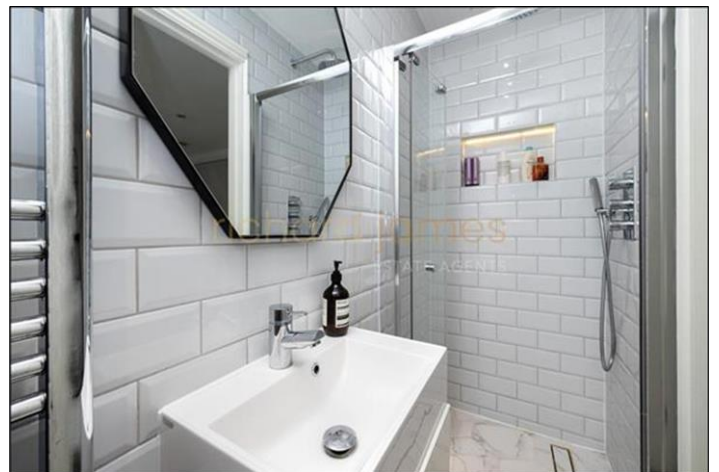
E: [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)

21. the broadway . mill hill . nw7 3da



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Colenso Drive NW7

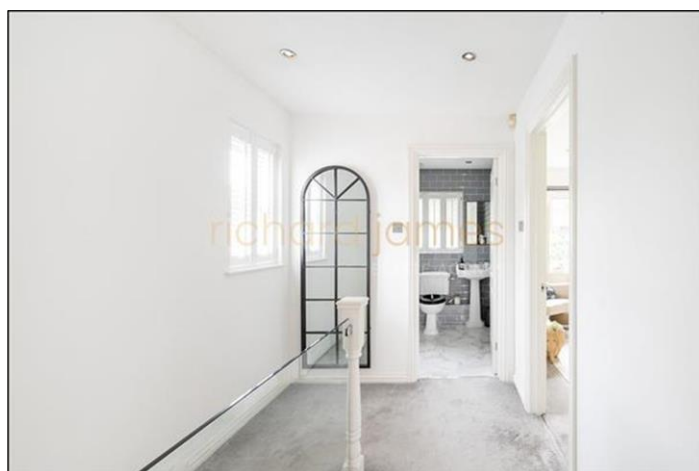
Total Gross Area: 884 sq ft ... 78.4 sq m ( excluding garden room )

Total area including outbuilding 926 sq ft ... 86.0 sq m

Floor plans are for identification and guideline purposes only, not to scale  
Compliant RICS code of measuring practice

- TWO DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- GARAGE WITH HAS BEEN CONVERTED INTO AN OFFICE
- CUL DE SAC LOCATION
- GUEST WC

- END OF TERRACE
- OFF STREET PARKING
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- STUNNING CONDITION THROUGHOUT
- CLOSE TO LOCAL AMENITIES



**PRICE - £749,950**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - E**  
**LONDON BOROUGH OF BARNET**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

*As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.*