

Sole Agent

14 Stanhope Gardens, Mill Hill, NW7 2JD

£685,000 Subject to Contract



A rare opportunity to purchase an end of terrace house within a sought after cul de sac within a stone's throw of the amenities at Mill Hill Broadway including the Thameslink Station.

Offered for sale with no upper chain the house is larger than average for the development and sits on a wide plot affording scope for extension STPP.

Arranged over 1469 sq ft/136.4 sq ft the accommodation includes Three Bedrooms, Two Bathrooms, Kitchen and Two Reception Rooms.

Externally there is a west facing rear Garden and off street parking.

Stanhope Gardens is off Flower Lane, close to the open spaces of Mill Hill Park and Arrandene. Popular local schools in both state and private sectors are within close proximity.

Council Tax Band E

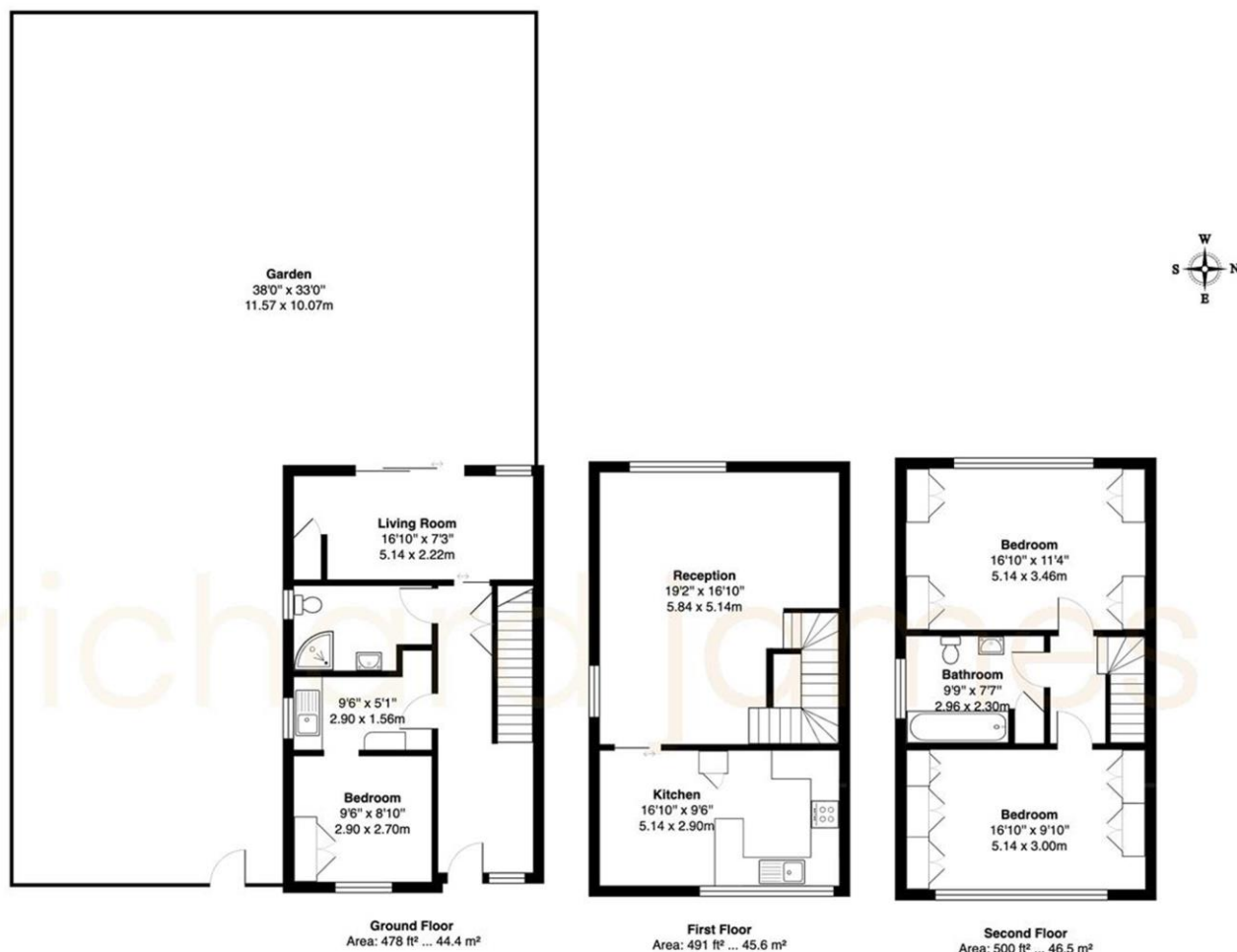
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Stanhope Gardens NW7

Total Gross Area 1469 sq ft ... 136.5 sq m

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

- END OF TERRACE HOUSE
- LARGE RECEPTION/DINING ROOM
- TV/FAMILY ROOM
- UTILITY ROOM
- OFF STREET PARKING

- THREE BEDROOMS
- KITCHEN
- TWO BATHROOMS
- WEST FACING REAR GARDEN
- WITHIN A STONE'S THROW OF THE BROADWAY



PRICE - £685,000
TENURE - Freehold
COUNCIL TAX BAND -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	47	
(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.