

**Sole Agent**

**12 Charles Sevrigh Way, Mill Hill, NW7 1FA**

**£865,000 Subject to Contract**



An immaculately presented end of terrace home set on the popular Millbrook Park development.

Built approximately 9 years ago, the house has since been extended and improved by the current owners and is arranged over 3 floors to provide bright, well planned modern family living to include Three double Bedrooms, Two Bathrooms (1 en-suite), 22ft Living/Dining Room, Kitchen/Breakfast room and Guest Wc.

Amenities include allocated off street parking, air conditioning in Living/Dining Room and Master Bedroom and west facing landscaped rear Garden.

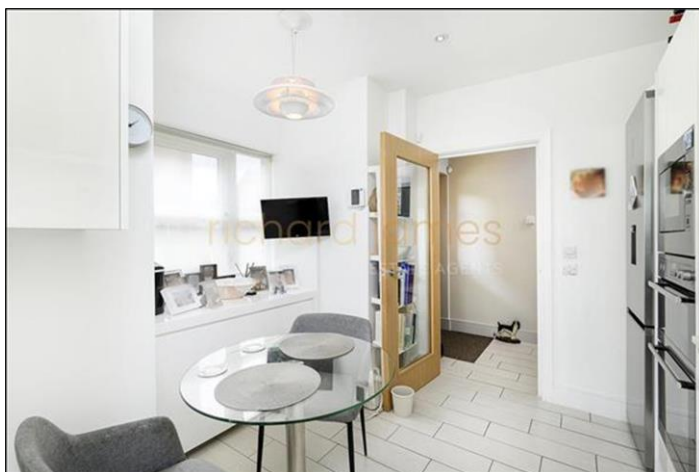
Charles Sevrigh Way is within easy reach of the amenities at Mill Hill East including Northern Line Underground, Waitrose, and Virgin Active Gym.

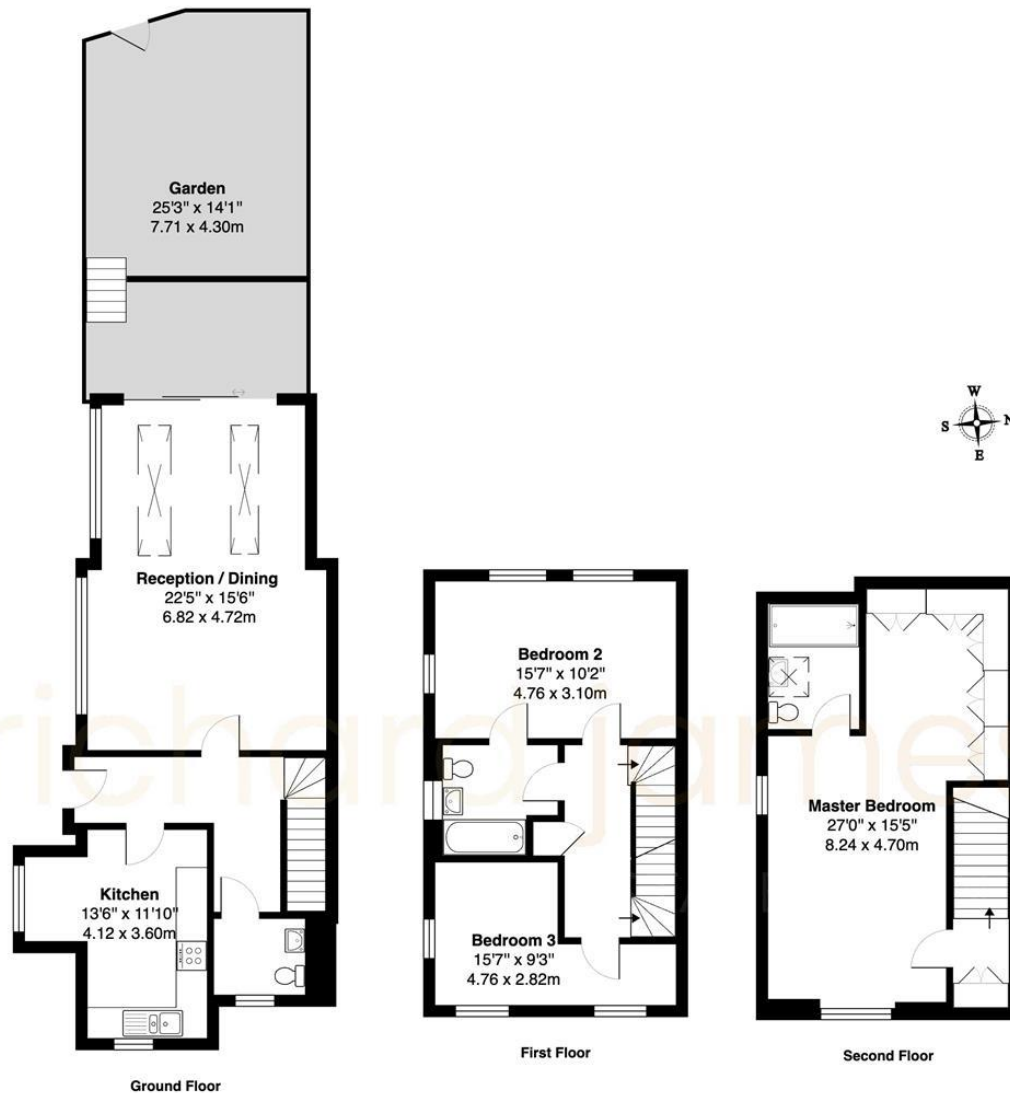
Council tax band F

T  
E

21. the broadway . mill hill . nw7 3da







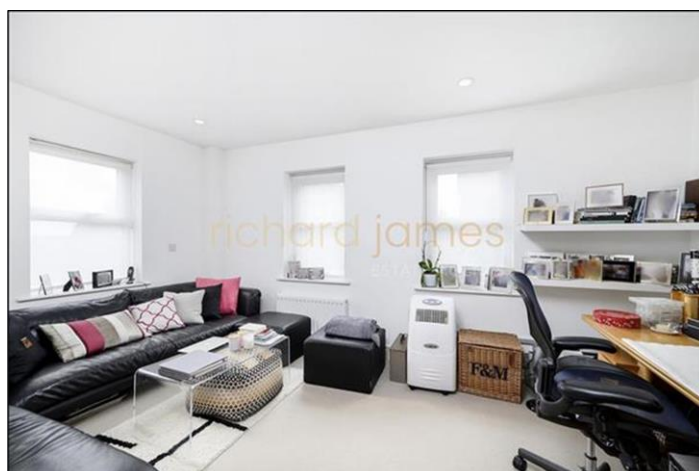
Charles Sevrigh Way, NW7

Total Gross Area: 1453 sq ft ...135.0 sq m

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

- THREE DOUBLE BEDROOMS
- GUEST WC
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- EXCELLENT CONDITION THROUGHOUT
- TWO BATHROOMS (ONE EN SUITE)
- KITCHEN / BREAKFAST ROOM
- ALLOCATED PARKING
- AIR CONDITIONING
-





**PRICE - £865,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - F**  
**LONDON BOROUGH OF BARNET**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	86	
(69-80)	C		
(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 will 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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.*