

Sole Agent

8 Shirwell Close, London, NW7 1HW

£649,950 Subject to Contract



A well presented Three Bedroom modern end of terraced house situated in a cul-de-sac on the sought after Lidbury Square development, conveniently located approximately a quarter of a mile from Mill Hill East tube station and close to Waitrose Supermarket & Virgin Active Gym.

The property is offered in good decorative order and comprises a reception room, kitchen / Breakfast Room, guest cloakroom, three bedrooms and modern bathroom.

Benefits include a mature landscaped south west facing rear garden, garage and allocated off street parking for one car.

Council tax band F

SOLE AGENT

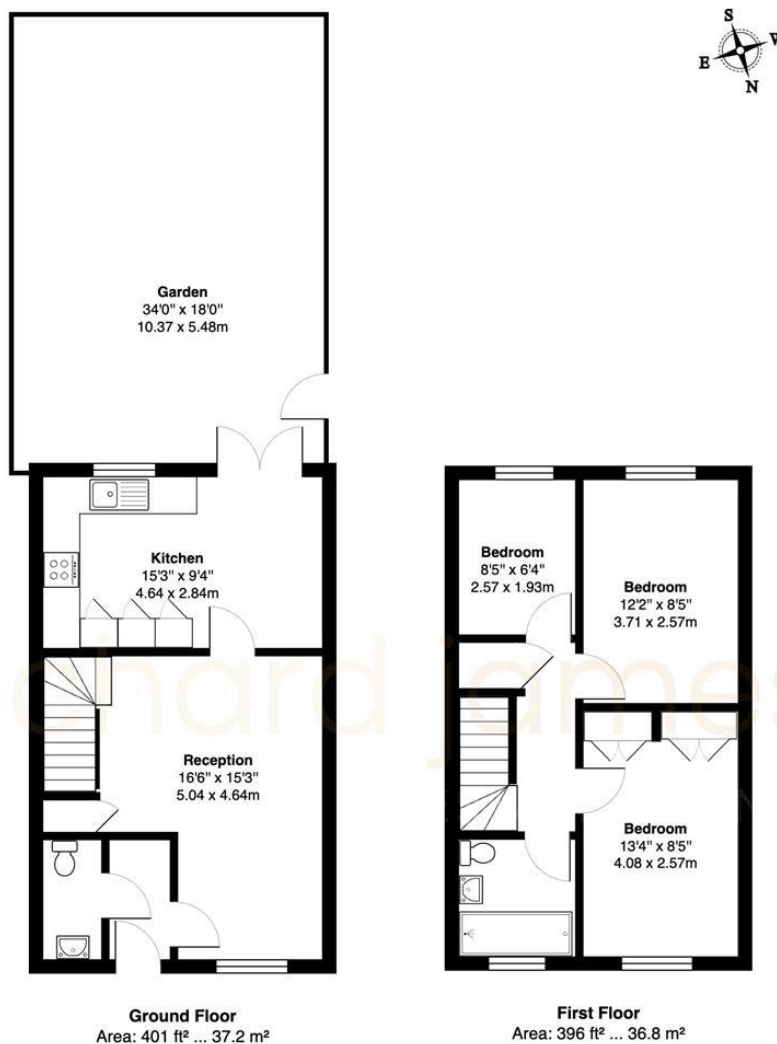
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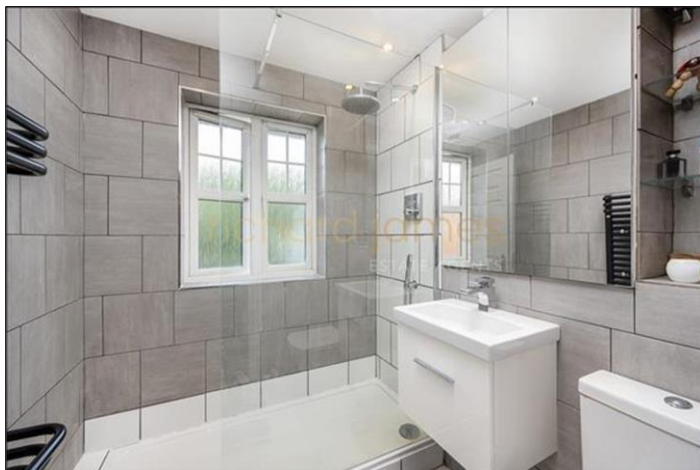


Shirwell Close, NW7

Total Gross Area: 796 ft² ... 74.0 m²

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

- MODERN END OF TERRACED HOUSE
- SOUTHWEST FACING LANDSCAPED REAR GARDEN
- WALKING DISTANCE TO MILL HILL EAST STATION & LOCAL AMENITIES
-
- OFF STREET PARKING
- THREE BEDROOMS
- GARAGE
-



PRICE - £649,950
TENURE - Freehold
COUNCIL TAX BAND - F
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	74	
(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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.