

Sole Agent

14A Sylvan Avenue, Mill Hill, NW7 2JJ

£525,000 Subject to Contract



Offered for sale with no upper chain, a rare opportunity to acquire the top 2 floors of this semi detached house, built circa 1920, and within a stone's throw of the numerous amenities at Mill Hill Broadway, including Thameslink Station.

The apartment provides bright, spacious accommodation over approximately 1245 sq ft/ 115.7sqm and includes Three Bedrooms, Two Bathrooms (1 en - suite), Living Room, 12'10 x 10'1 Kitchen/Breakfast Room and separate Wc.

The property retains many of its original features and has the benefit of own rear garden with southerly aspect.

Council Tax Band D

Sole Agent

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21. the broadway . mill hill . nw7 3da



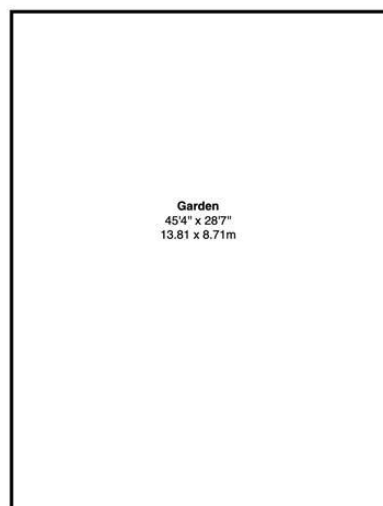
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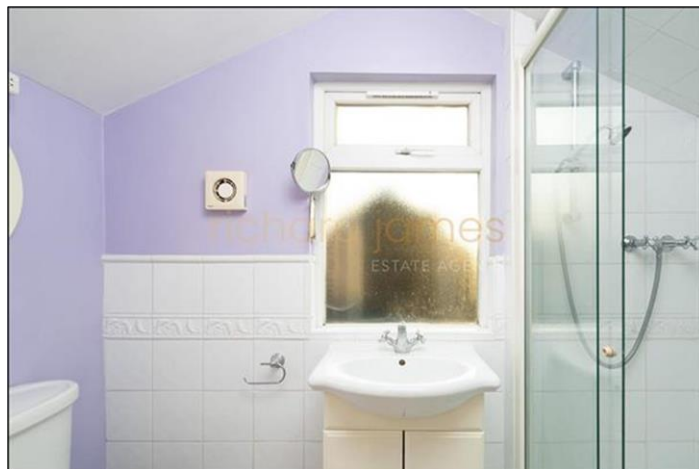


Sylvan ave NW7

Total Gross Area: 1245 ft² ... 115.7 m²

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

- DUPLEX 1ST & 2ND FLOOR APARTMENT
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- OWN SECTION OF REAR GARDEN
- SHARE OF FREEHOLD
- 1245 SQ FT/115.7 SQ M
- TWO BATHROOMS (1 EN-SUITE)
- SEPARATE WC
- WITHIN A STONE'S THROW OF THE BROADWAY



PRICE - £525,000
TENURE - Share of Freehold
COUNCIL TAX BAND D
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(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.