

**Sole Agent**

**22 Inglis Way, Mill Hill, NW7 1FJ**

**£800,000 Subject to Contract**



An immaculately presented semi detached family house set on the popular Millbrook Park development.

The house is arranged over 3 floors and offers bright, spacious, well planned family accommodation and includes a wonderful open plan Kitchen/Dining/Family Room, Three Bedrooms, Two Bathrooms (1 en-suite shower room), and guest Wc.

Amenities include reserved off street parking, landscaped rear Garden and Balcony.

Millbrook park is a new housing development which boasts excellent access to the amenities and transport links of Mill Hill as well as North Finchley and is close to the amenities at Mill Hill East including Northern Line Underground, Waitrose and Virgin Active Gym.

Council Tax Band F

Sole Agent

T: 020 8959 9191

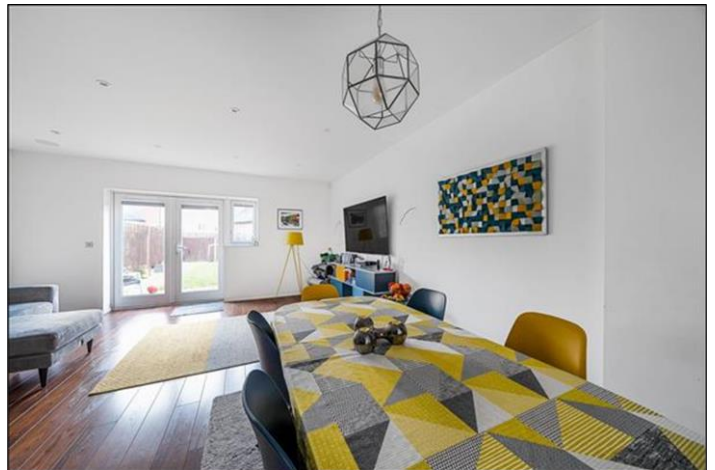
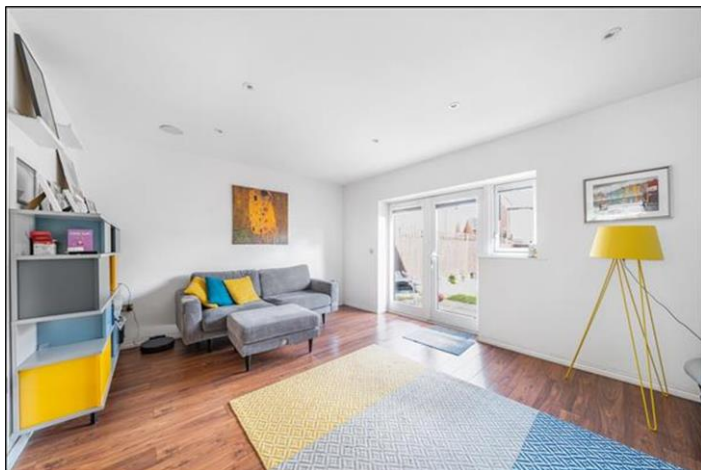
E: [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)

21. the broadway . mill hill . nw7 3da

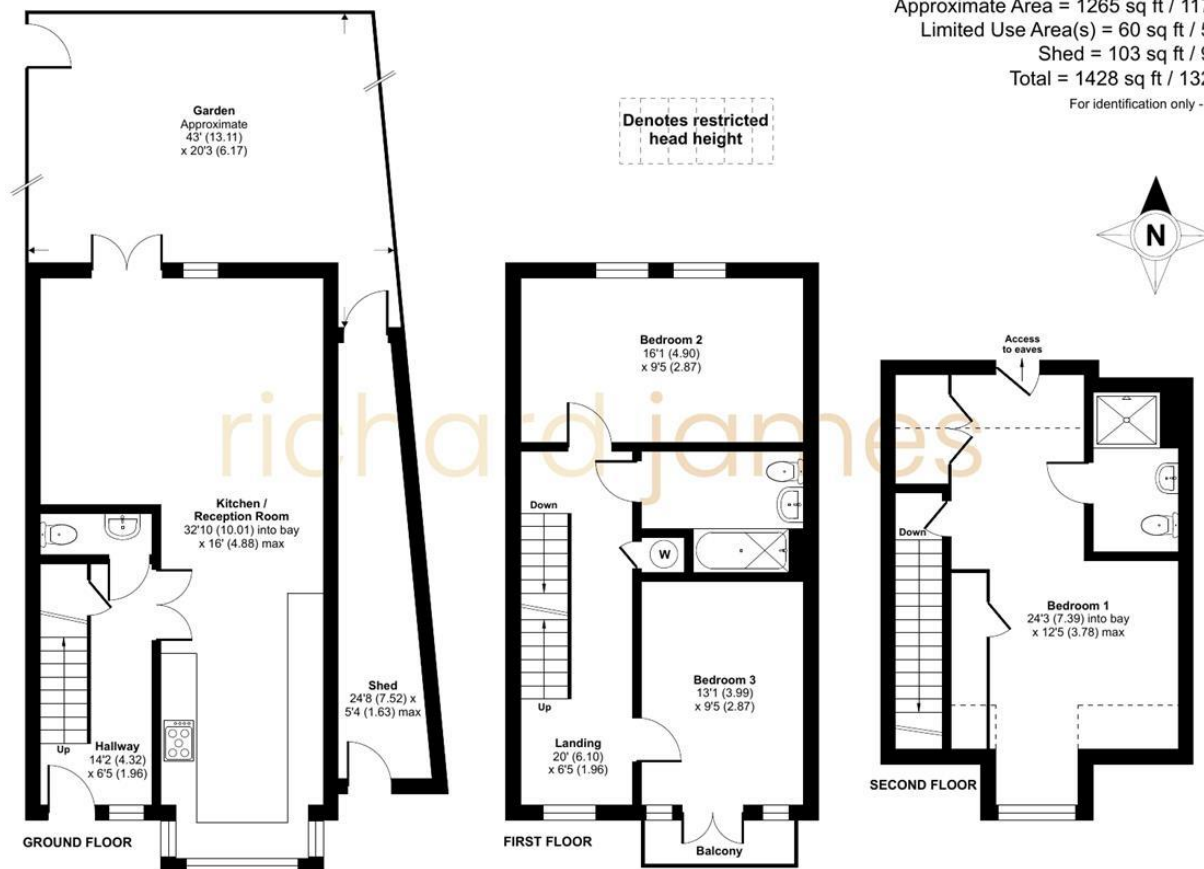


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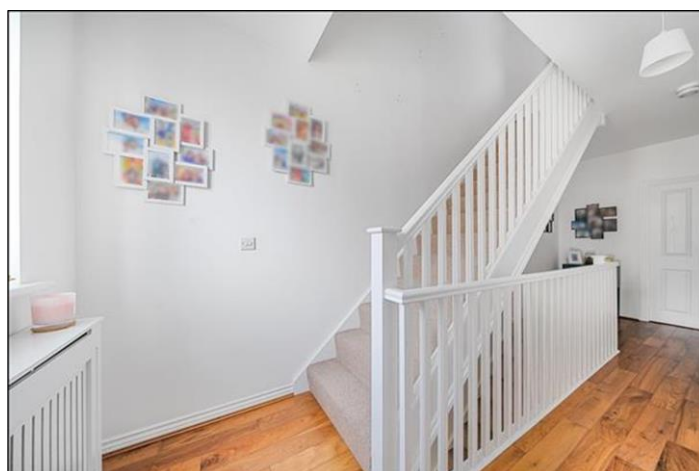
Approximate Area = 1265 sq ft / 117.5 sq m  
 Limited Use Area(s) = 60 sq ft / 5.6 sq m  
 Shed = 103 sq ft / 9.6 sq m  
 Total = 1428 sq ft / 132.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1094286

- SEMI DETACHED HOUSE
- TWO BATHROOMS (1 EN-SUITE)
- GUEST WC
- RESERVED OFF STREET PARKING
- BALCONY
- THREE BEDROOMS
- KITCHEN/DINING/FAMILY ROOM
- SOLAR PANELS
- SECLUDED REAR GARDEN
- CLOSE TO LOCAL AMENITIES





**PRICE - £800,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND -**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(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 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.*