



**1 Robin Close, NW7 3AF**

**£950,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A well presented detached family home in a small, sought after, cul de sac off Hankins Lane.

The accommodation, over two floors only, comprises Four Bedrooms, Two Bathrooms (1 en-suite), Living Room, Dining Room, Kitchen/Breakfast Room and Guest Wc.

Amenities include integral double garage, off street parking and approximately 70' south facing rear Garden.

Robin Close is within close proximity of both Courtland and Mill Hill County schools and is approximately 1 mile from the numerous amenities at Mill Hill Broadway including the Thameslink Station and various places of worship.


Sole Agent.

## Key Features

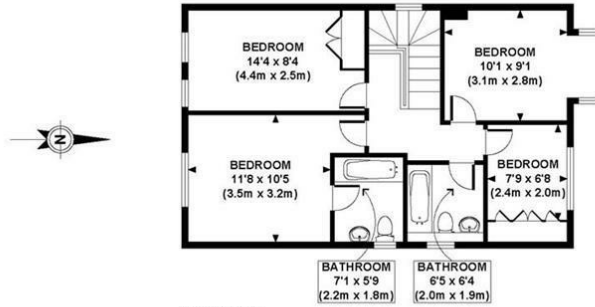
- FOUR BEDROOMS
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- SOUTH FACING REAR GARDEN
- TWO BATHROOMS (1 EN-SUITE)
- DINING ROOM
- GUEST WC
- OFF STREET PARKING AND DOUBLE WIDTH INTEGRAL GARAGE

## Important Information

- **Price:** £950,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

1 ROBIN CLOSE



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 586 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 912 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1498 SQ FT / 139 SQ M  
Ref: BGRJ - 1 ROBIN CLOSE Copyright [photoplan.co.uk](http://photoplan.co.uk)  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.

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.

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