



18 Birkbeck Road, NW7 4AA

£1,075,000

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





Property Description

#SOLD by Richard James

A beautifully appointed Four Bedroom, Three Bathroom, (Two en suite) detached family house in the ever sought after Poets Corner area of Mill Hill.

Within a few hundred yards of Etz Chaim Primary School and the open spaces of Mill Hill Park and Arrandene the house offers bright, well planned, accommodation arranged over three floors.

Amenities include off street parking for 2 cars, guest WC, Utility Room and a private Garden with side access.


Birkbeck Road is conveniently located within approximately 1/4 of a mile of the amenities at Mill Hill Broadway including Thameslink Station.

Key Features



Important Information

- **Price:** £1,075,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

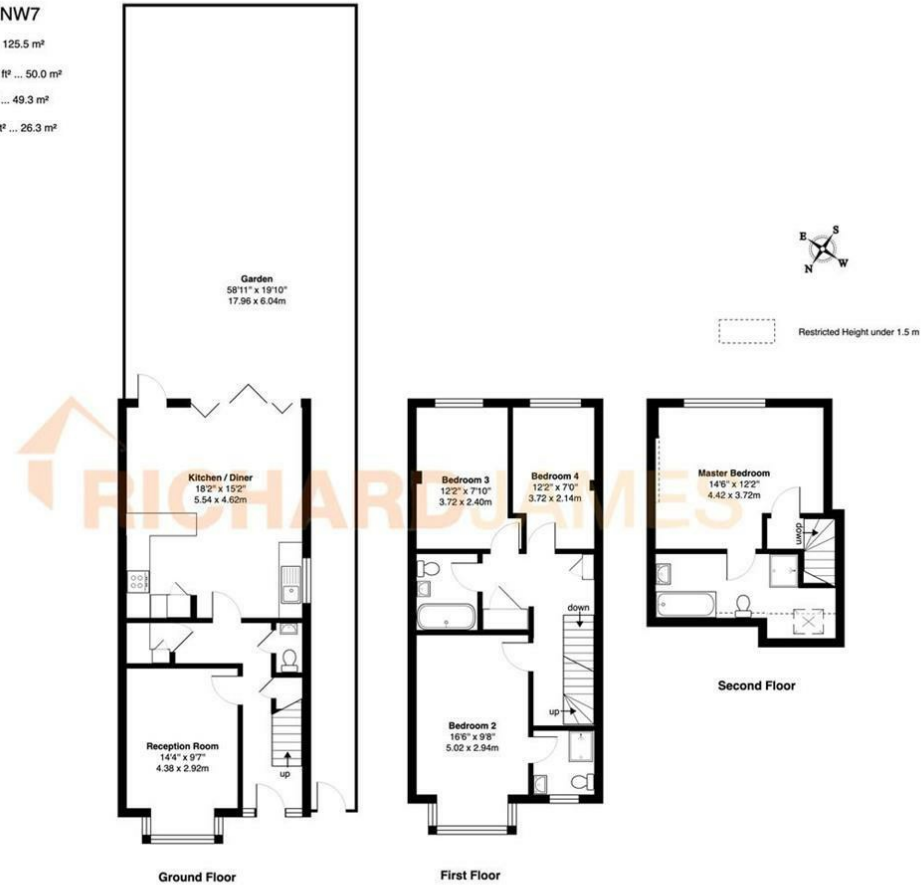
Birkbeck Road, NW7

Total Gross Area: 1351 ft² ... 125.5 m²

Ground Floor Area: 538 ft² ... 50.0 m²

First Floor Area: 530 ft² ... 49.3 m²

Second Floor Area: 283 ft² ... 26.3 m²



All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the 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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