



**86 Ellesmere Avenue, NW7 3HD**

**£599,950**

**richard  
james**

ESTATE AGENTS

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## Property Description

A Three Bedroom semi detached family house situated in a popular residential turning.

The accommodation comprises spacious double Reception Room, fitted Kitchen, Three Bedrooms and family Bathroom.

Amenities include rear garden, Garage and off street parking.

There is ample scope for various extensions stpp.

Located within easy access to sought after local schools such as Mill Hill County & Courtland Primary School, the local shops on Apex Corner and the M1 motorway and approximately one mile from numerous amenities at Mill Hill Broadway including the Thameslink Station and various places of worship.

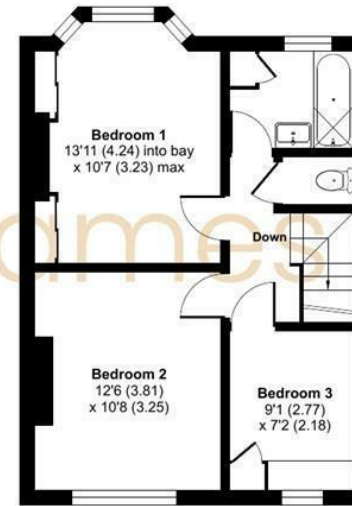
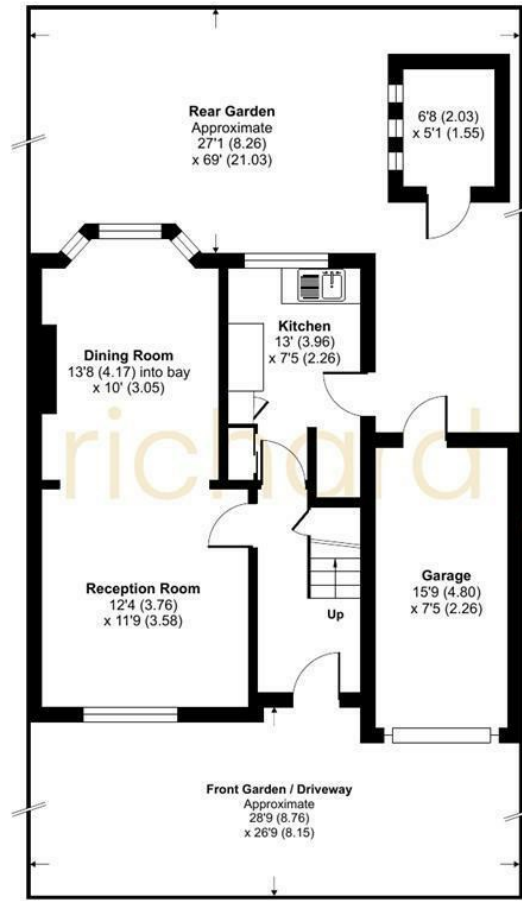
## Key Features

- THREE BEDROOMS
- KITCHEN
- SEPARATE WC
- REAR GARDEN
- CLOSE TO POPULAR LOCAL SCHOOLS
- DOUBLE RECEPTION ROOM
- FAMILY BATHROOM
- OFF STREET PARKING & GARAGE
- SCOPE FOR VARIOUS EXTENSIONS STPP

## Important Information

- **Price:** £599,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** Mill Hill

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>58</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Approximate Area = 908 sq ft / 84.3 sq m  
Garage = 119 sq ft / 11 sq m  
Outbuilding = 34 sq ft / 3.1 sq m  
Total = 1061 sq ft / 98.4 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). © nitchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1106736

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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