



**15 Holmwood Grove, NW7 3DS**

**£1,050,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

An immaculately presented chain free Four Bedroom, Two Bathroom (one en-suite shower room) semi detached family house situated within close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

The remainder of the accommodation comprises Two Reception Rooms, Kitchen/Breakfast Room and guest Wc.

Amenities include off street parking for two cars and a landscaped rear Garden with an outhouse.

The property is extremely well located to be able to walk into Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.


Council tax band G

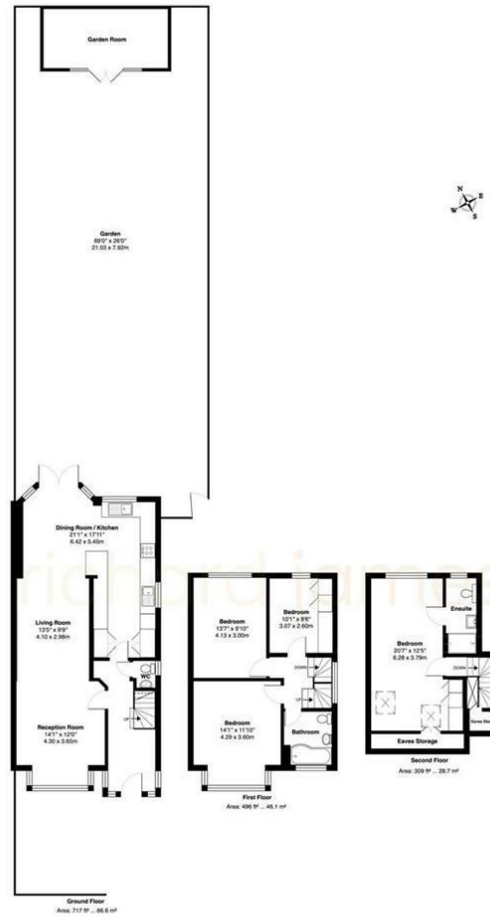
## Key Features

- SEMI DETACHED HOME
- LANDSCAPED REAR GARDEN
- FOUR BEDROOMS
- GUEST WC
- CLOSE TO LOCAL AMENITIES
- OFF STREET PARKING
- OUTHOUSE
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- EXCELLENT CONDITION THROUGHOUT
- CATCHMENT FOR MATHILDA MARKS KENNEDY

## Important Information

- **Price:** £1,050,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Location:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</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 2002/91/EC 	



Helmwood Grove NW7  
 Total Gross Area: 1522 sq ft - 141.4 sqm (excluding garden room, eaves storage)  
 Floor plans are for identification and guidance purposes only, not to scale  
 Copyright © 2023 none 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 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 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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