



**Newcombe Park, Mill Hill, NW7**  
**£3,250 Per Calendar Month**

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ESTATE AGENTS

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## Property Description

A Three/Four Bedroom semi detached family house arranged over two floors and situated in a sought after turning off Millway and is therefore very well placed for Mill Hill Broadway's excellent shopping facilities and Thameslink Station. Popular local schools in both private and state sectors are close and these include St Martin's Preparatory School, Etz Chaim and Mathilda Marks Kennedy. The open spaces of Mill Hill Park and Arrandene are also within easy reach.

The remainder of the accommodation comprises a second Reception Room which has a self contained entrance so would be an ideal self contained space if necessary, a fully fitted kitchen, reception room, dining room, Three Bedrooms and Three Bathrooms (1 en-suite).

Amenities include off street parking, a secluded rear garden and double glazing.

Available now on an Unfurnished basis.

## Key Features

- SEMI DETACHED FAMILY HOUSE
- RECEPTION ROOM
- THREE BATHROOMS ( 2 EN-SUITE)
- APPROX 122'/37M SOUTH FACING REAR GARDEN
- OFF STREET PARKING FOR 2 CARS
- THREE/FOUR BEDROOMS
- FULLY FITTED KITCHEN
- SECOND RECEPTION ROOM/BEDROOM
- 700 SQ M GYM/HOME OFFICE
- COUNCIL TAX BAND G

## Important Information

- **Price:** £3,250 Per Month
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** Mill Hill

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



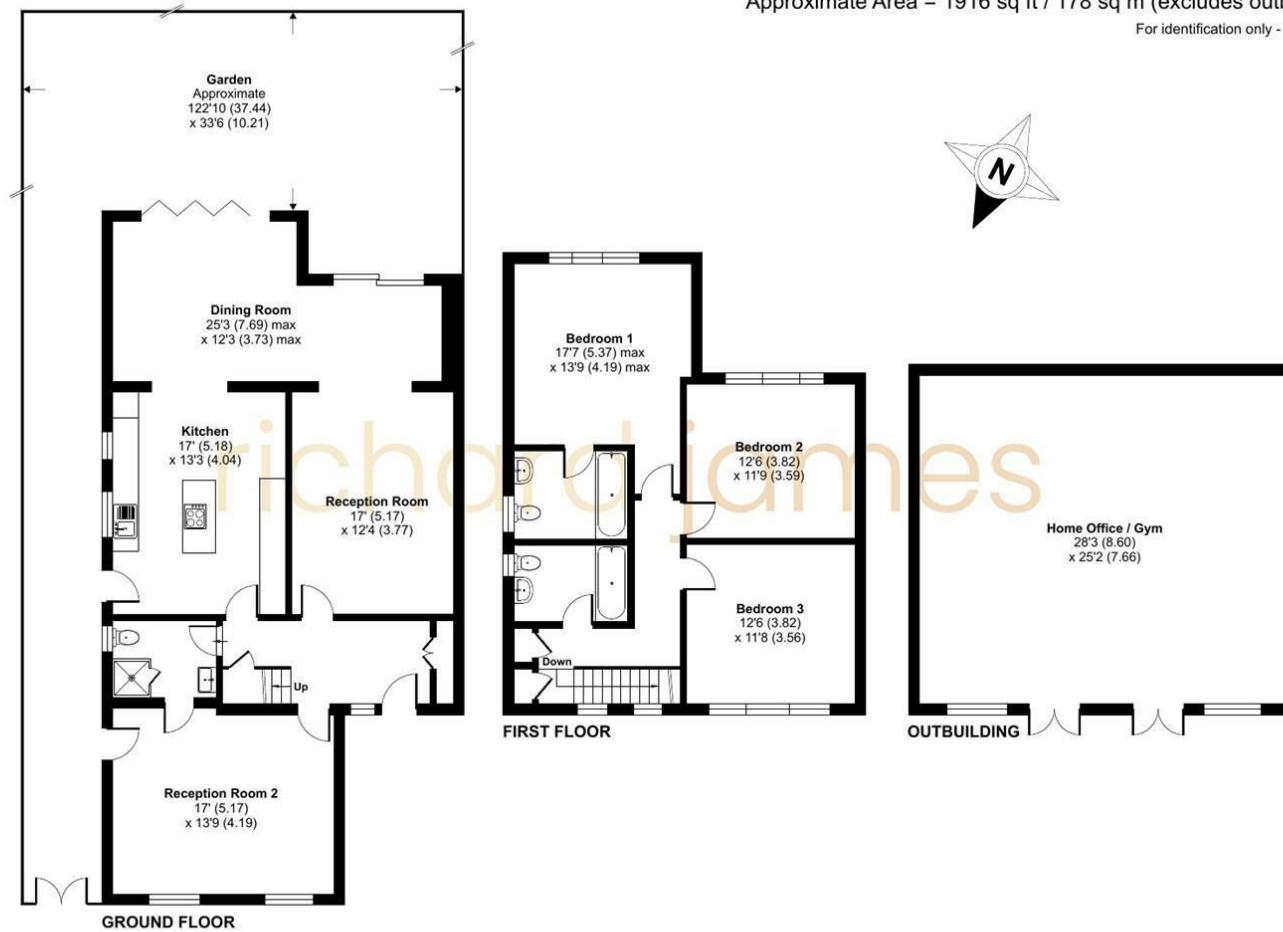
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Approximate Area = 1916 sq ft / 178 sq m (excludes outbuilding)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1319728

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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