



Birkbeck Road, Mill Hill, NW7
£3,400 Per Calendar Month

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ESTATE AGENTS

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Property Description

A Four Bedroom, Three bathroom (one en-suite) Detached family house arranged over three floors and within a few hundred metres of Mill Hill Park, Etz Chaim School and Arrandene Open Space.

The accommodation comprises of a reception room, a modern fully fitted open plan kitchen/dining room, utility room, three bathrooms (one en-suite), a secluded rear garden and off street parking.

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

Available on an Unfurnished Basis.

Council Tax Band G.

Sole Agent.

Key Features

- DETACHED FAMILY HOUSE
- RECEPTION ROOM
- THREE BATHROOMS (ONE EN-SUITE)
- OFF STREET PARKING
- UNFURNISHED
- FOUR BEDROOMS
- FULLY FITTED OPEN PLAN KITCHEN/DINING ROOM
- SECLUDED GARDEN
- CLOSE TO MILL HILL PARK
- COUNCIL TAX BAND G

Important Information

- **Price:** £3,400 Per Month
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Mill Hill

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







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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