



**165 Bittacy Hill, NW7 1RT**  
£2,450 Per Month Per Month

**richard  
james**  
ESTATE AGENTS

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## Property Description

A Three bedroom Georgian Style terraced house situated in this popular location on the border of Mill Hill East and Mill Hill Village and located close to Mill Hill East underground station (Northern Line), Waitrose supermarket, Virgin Active, local shops, buses & schools are also all nearby.

The accommodation includes a Fully Fitted Kitchen, Reception Room, Conservatory and Guest WC.

Amenities include double glazing and a secluded garden.

Available on an Unfurnished basis.

Council Tax Band E.

Sole Agent.

## Key Features

- TERRACED HOUSE
- RECEPTION ROOM
- FULLY FITTED KITCHEN
- GUEST WC
- UNFURNISHED
- THREE BEDROOMS
- CONSERVATORY
- SHOWER ROOM
- SECLUDED GARDEN
- COUNCIL TAX BAND E

## Important Information

- **Price:** £2,450 Per Month
- **Tenure:**
- **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>76</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

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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