



**Bampton Drive, Mill Hill, NW7**  
**£3,150 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A well presented Three Double Bedroom, Two bathroom (one en-suite) terraced family house arranged over three floors and set within this popular and quiet cul-de-sac, forming part of the sought after Caldeu Place development, conveniently located for well regarded primary and secondary schools, transportation and local parks.

The remaining accommodation comprises a reception room leading onto a conservatory, a secluded rear garden, fully fitted kitchen, integrated appliances and a Guest wc.

The property benefits from Gas Central Heating, Double Glazing, Off Street Parking for 2 cars and a Secluded Rear Garden.

Available on an Part Furnished basis.

Council Tax Band F.


Sole Agent.

## Key Features

- TERRACED HOUSE
- RECEPTION ROOM
- FULLY FITTED MODERN KITCHEN
- SECLUDED REAR GARDEN
- PART FURNISHED
- THREE DOUBLE BEDROOMS
- CONSERVATORY
- TWO BATHROOMS (ONE EN-SUITE)
- OFF STREET PARKING FOR TWO CARS
- COUNCIL TAX BAND F

## Important Information

- **Price:** £3,150 Per Month
- **Council Tax Band:** F
- **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>	74	79
(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 	







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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