



**35 Delamere Gardens, NW7 3EA**

£975,000

**richard  
james**

ESTATE AGENTS

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## Property Description

A well presented Four Bedroom, Two Bathroom (one en-suite) semi detached double fronted family house situated within close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

The accommodation provides wonderful accommodation which incorporates a Reception Room, Kitchen/Breakfast Room, Conservatory, Study and a Guest Wc and has the potential to further extend subject to the relevant planning permissions.

Amenities include, utility room, garage and a west facing landscaped rear garden.

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.


Viewing is strongly recommended.

## Key Features

- CORNER PLOT
- LANDSCAPED REAR GARDEN
- GARAGE
- GUEST WC
- CATCHMENT FOR MATHILDA MARKS
- CLOSE TO LOCAL AMENITIES
- UTILITY ROOM

## Important Information

- **Price:** £975,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Location:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Total Gross Area: 1722 sq ft ... 160.0 m<sup>2</sup> (excluding, garage, eaves storage)

Reduce head room 39 sq ft ... 3.66 sq m

Ground floor Area: 857 sq ft ... 79.6 m<sup>2</sup>

First Floor Area: 579 sq ft ... 53.8 m<sup>2</sup>

Second Floor Area: 286 sq ft ... 26.6 m<sup>2</sup>



All measurements are approximate and for identification guideline purposes only, not to scale. Compliant with the RICS code 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 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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