



2 Bampton Drive, NW7 2AY

£549,950

**richard
james**

ESTATE AGENTS

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Property Description

A well presented Two double Bedroom end of terrace property situated on this sought after modern development off Page Street and conveniently located approximately 1 mile from Mill Hill Broadway's excellent local shopping facilities and Thameslink Station.

The property is offered in immaculate condition throughout and benefits from an 18'4 Lounge/Dining room, modern fitted Kitchen, Bathroom and guest Wc.

Externally there is off street parking and a lovely, west facing, rear Garden with side access.


Sole Agent.

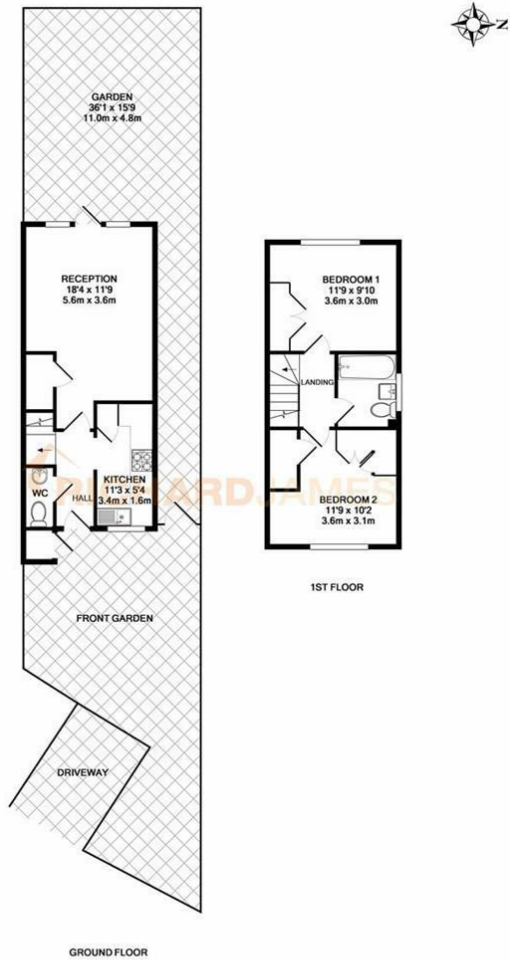
Key Features

- TWO DOUBLE BEDROOMS
- KITCHEN
- GUEST WC
- WEST FACING REAR GARDEN WITH SIDE ACCESS
- LIVING ROOM
- BATHROOM
- OFF STREET PARKING

Important Information

- **Price:** £549,950
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Oak Chalk Limited. Made with Metropix G2018

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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