



**9 Colebrook Close, Mill Hill, NW7 1GJ**

£675,000

**richard  
james**

ESTATE AGENTS

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## Property Description

Offered for sale with no upper chain is this well presented Three Bedroom end of terrace family home situated in a cul-de-sac on the sought after Lidbury Square development, conveniently located approximately a quarter of a mile from Mill Hill East tube station and close to Waitrose supermarket & Virgin Active Gym.

The property offers bright and well planned accommodation across two floors and comprises Reception Room, Kitchen/Dining room, Three Bedrooms, Two Bathrooms (1 en-suite) and guest Wc.

Externally there is a landscaped rear garden and allocated off street parking for Two cars.

Council Tax Band F

NB. There is a small charge for estate management. We believe the charge to be approximately £350 per annum but this will

## Key Features

- MODERN END OF TERRACED HOUSE
- TWO BATHROOMS (1 EN-SUITE)
- RECEPTION ROOM
- LANDSCAPED REAR GARDEN
- CHAIN FREE
- THREE BEDROOMS
- FITTED KITCHEN/DINING ROOM
- GUEST WC
- OFF STREET PARKING FOR 2 CARS
- CLOSE TO NORTHERN LINE STATION, WAITROSE & VIRGIN ACTIVE GYM

## Important Information

- **Price:** £675,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>75</b>	
(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	









**Colebrook Close NW7**

Total Gross Area: 883 ft<sup>2</sup> ... 82.0 m<sup>2</sup> (excluding garden)

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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