



**8 Shirwell Close, NW7 1HW**

£649,950

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

A well presented Three Bedroom modern end of terraced house 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 is offered in good decorative order and comprises Reception Room, Kitchen/Breakfast Room, Three Bedrooms, fully fitted Bathroom and guest Wc.

Benefits include a mature landscaped south west facing rear garden, Garage and allocated off street parking for one car.

Council tax band F

Sole Agent

## Key Features

- MODERN END OF TERRACED HOUSE
- FULLY FITTED BATHROOM
- RECEPTION ROOM
- SOUTH WEST FACING REAR GARDEN
- CLOSE TO NORTHERN LINE STATION, WAITROSE & VIRGIN ACTIVE GYM
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- GUEST WC
- GARAGE AND RESERVED PARKING FOR 1 CAR

## Important Information

- **Price:** £649,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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	



Shirwell Close, NW7

Total Gross Area: 796 ft<sup>2</sup> ... 74.0 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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