



**641a Watford Way, NW7 3JR**

£1,750 Per Month Per Month

**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 Three bedroom first and second floor maisonette set above shops with easy access to the A1, A41 and Mill Hill Broadway's shops and transport links.

The accommodation provides a reception room, modern fully fitted kitchen, bathroom and guest wc.

Amenities Include electric heating and double glazing.

Available now on an unfurnished basis.

Council Tax Band C.


Sole Agent.

## Key Features

- FIRST & SECOND FLOOR MAISONETTE
- RECEPTION ROOM
- BATHROOM
- ELECTRIC HEATING
- AVAILABLE NOW
- 3 BEDROOMS
- MODERN FULLY FITTED KITCHEN
- DOUBLE GLAZING
- UNFURNISHED
- COUNCIL TAX BAND C

## Important Information

- **Price:** £1,750 Per Month
- **Tenure:**
- **Council Tax Band:** C
- **EPC:** E
- **Locaton:** 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>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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 	

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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