



**Worcester Crescent, Mill Hill, NW7**

£3,750 Per Calendar Month

**richard  
james**

ESTATE AGENTS

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## Property Description

A well presented Three Bedroom semi detached family house located in this sought after location within a stone's throw of both Mill Hill County and Courtland schools.

The remaining accommodation comprises Two Reception Rooms, Bedroom 4/Study, Conservatory, Modern Kitchen/Breakfast Room and Two Bathrooms.

The property benefits from Gas Central Heating, Double Glazing, Off Street Parking and a Well Maintained Secluded Rear Garden.

The amenities at Mill Hill Broadway, including Thameslink Station are within approximately 1 mile.


Available on an Furnished/Unfurnished basis.

## Key Features

- SEMI DETACHED
- TWO RECEPTION ROOMS
- BEDROOM 4/STUDY
- OFF STREET PARKING
- CLOSE TO COURTLAND & MILL HILL COUNTY SCHOOLS
- THREE/FOUR BEDROOMS
- CONSERVATORY
- TWO BATHROOMS
- SECLUDED GARDEN
- FURNISHED/UNFURNISHED

## Important Information

- **Price:** £3,750 Per Calendar Month
- **Council Tax Band:** E
- **EPC:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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 	





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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