



**87 Daws Lane, Mill Hill, NW7 4SE**

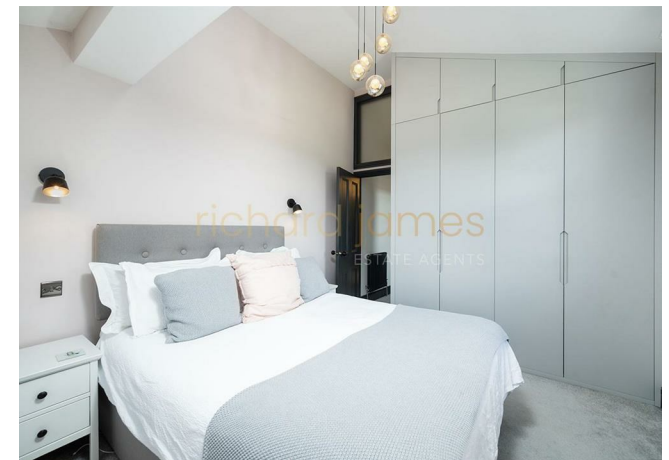
**£885,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

An immaculately presented semi detached family home in this convenient location directly opposite Mill Hill Park & Etz Chaim school, and within a short walk of Mill Hill Broadway's multiple shops, restaurants & transport facilities including Thameslink station.

Features include Four Bedrooms, family Bathroom, Two separate Reception Rooms, a fantastic 21'10 Kitchen/Breakfast room with bi-fold doors opening to a lovely 85' rear garden and terrace, feature fireplaces and wooden flooring.

Council Tax Band E

Sole Agent



## Key Features

- SEMI DETACHED FAMILY HOME
- FAMILY BATHROOM
- RECEPTION ROOM
- GUEST WC
- WITHIN YARDS OF MILL HILL PARK
- FOUR BEDROOMS
- WONDERFUL KITCHEN/DINER WITH BI-FOLD DOORS
- TV/FAMILY ROOM
- APPROX 85' REAR GARDEN
- CLOSE TO SHOPS AND TRANSPORT

## Important Information

- **Price:** £885,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









Ground Floor

Second Floor

Daws Lane NW7

Total Gross Area: 1173 sq ft ... 109.0 m<sup>2</sup>

All measurements and approximations are for identification guidance 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 well 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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