



20 Osborn Gardens, NW7 1DY

£2,750 Per Calendar Month Per Calendar Month

**richard
james**

ESTATE AGENTS

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Property Description

A well presented three/four bedroom semi detached family house situated in a popular residential turning off Devonshire Road, conveniently located approximately half a mile from Mill Hill East (Northern Line) tube Station, Waitrose Supermarket, Virgin Active Health Club and shopping facilities located on Holders Hill Circus and within easy access of sought after schools.

The remaining accommodation provides a reception room, modern semi open plan kitchen, bathroom, utility room and guest wc.

Amenities Include off street parking, double glazing and a secluded rear garden.

Available now on a Unfurnished basis.

Council Tax Band D.

Sole Agent.

Key Features

- SEMI DETACHED FAMILY HOUSE
- RECEPTION ROOM
- BATHROOM
- OFF STREET PARKING
- UNFURNISHED
- THREE/FOUR BEDROOMS
- SEMI OPEN PLAN KITCHEN
- SECLUDED GARDEN
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND D

Important Information

- **Price:** £2,750 Per Calendar Month
- **Tenure:**
- **Council Tax Band:** D
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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