



26 Grenville Place, NW7 3SF

£585,000

**richard
james**
ESTATE AGENTS

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Property Description

Offered for sale with no upper chain is this stunning Two double Bedroom home situated in a popular modern development just off Hale Lane, close to local shops and approximately half a mile from Mill Hill Broadway's excellent shopping facilities and Thameslink Station.

The property boasts an 30ft open plan Living/Kitchen/Dining Room and modern fitted Kitchen and a downstairs cloakroom. The upstairs offers Two double Bedrooms, both with fitted wardrobes, and a contemporary family Bathroom.

There is a landscaped rear garden and one allocated parking space in front and ample visitor parking.

Council Tax Band E


Sole Agent

Key Features

- TWO DOUBLE BEDROOMS
- 30FT OPEN PLAN LOUNGE/KITCHEN/DINER
- FAMILY BATHROOM
- GUEST WC
- LANDSCAPED REAR GARDEN
- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES
- AMPLE VISITORS' PARKING

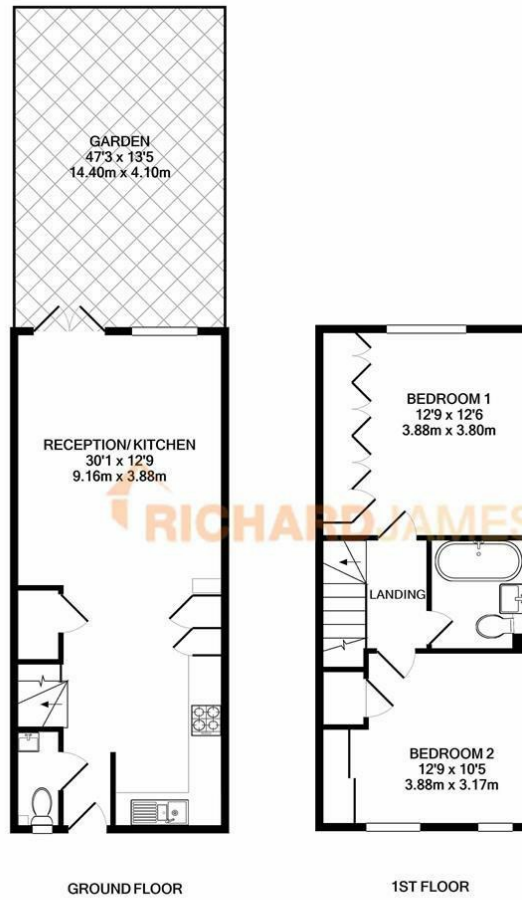
Important Information

- **Price:** £585,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







GRENVILLE PLACE NW7

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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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