



16 Westmere Drive, Mill Hill, NW7 3HE

£375,000

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ESTATE AGENTS

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Property Description

A Two bedroom first floor marionette situated in a popular residential turning.

The accommodation comprises spacious Reception/Dining Room, fitted Kitchen, Two Bedrooms and Bathroom.

Externally there is a south facing private rear Garden which extends to approx 40' and which has side access.

Located within easy access to sought after local schools such as Mill Hill County & Courtland Primary School, the local shops on Apex Corner and the M1 motorway and approximately one mile from numerous amenities at Mill Hill Broadway including the Thameslink Station and various places of worship.

Council Tax Band C

Sole Agent

Key Features

- FIRST FLOOR MAISONETTE
- FAMILY BATHROOM
- LIVING/DINING ROOM
- TWO BEDROOMS
- KITCHEN
- APPROX 40' SOUTH FACING PRIVATE GARDEN
- CLOSE TO POPULAR LOCAL SCHOOLS INCLUDING COURTLAND AND MILL HILL COUNTY
- SIDE ACCESS

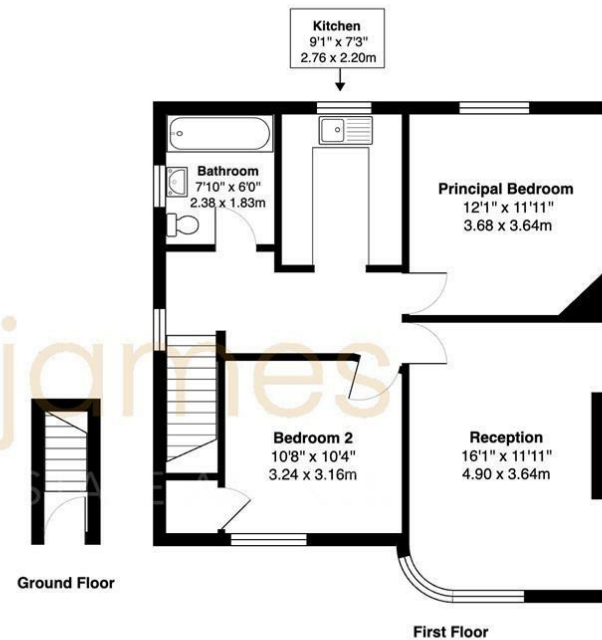
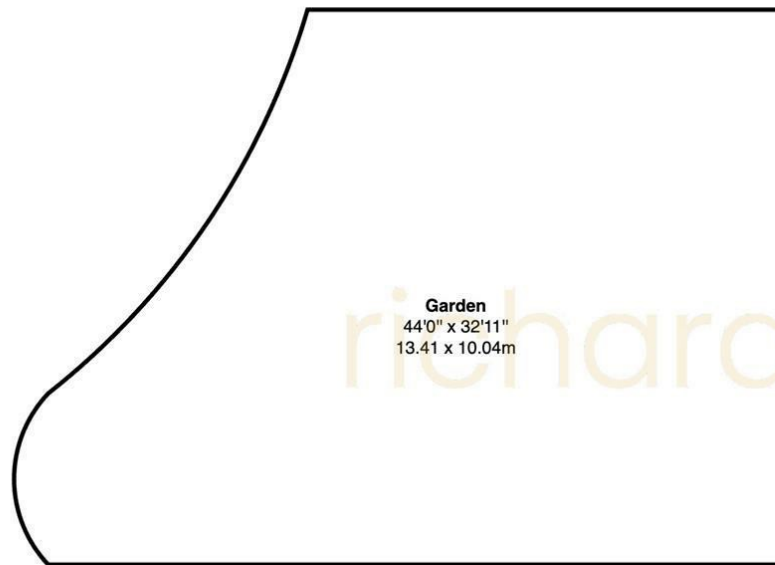
Important Information

- **Price:** £375,000
- **Tenure:** Leasehold
- **Council Tax Band:** C
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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	







Westmere Drive NW7

Total Gross Area: 728 ft² ... 67.6 m²

All measurements are approximate and for identification guideline 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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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