



3 Milton Road, NW7 4AU
£2,000 Per Month Per Month

**richard
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ESTATE AGENTS

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Property Description

A 2/3 Bedroom semi-detached house set within the very sought after Poet's Corner area of Mill Hill and located close to Mill Hill Park, Arrandene open space and Etz Chaim Primary School.

The accommodation comprises of a reception room, open plan kitchen, bedroom 3/study, bathroom and a guest wc.

Externally there is off street parking for 2 cars and a secluded rear garden with side access.

Milton Road is within approximately 1/4 of a mile of the numerous amenities at Mill Hill Broadway, including Thameslink Station and places of worship.

Available now on a Unfurnished basis.

Sole Agent.

Key Features

- SEMI DETACHED HOUSE
- RECEPTION ROOM
- BATHROOM
- SECLUDED GARDEN
- UNFURNISHED
- 2/3 BEDROOMS
- OPEN PLAN KITCHEN
- GUEST WC
- OFF STREET PARKING
- COUNCIL TAX BAND E

Important Information

- **Price:** £2,000 Per Month
- **Tenure:**
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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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