



Derwent Avenue, NW7 3DY

£999,950

**richard
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ESTATE AGENTS

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Property Description

A stunning 4 bedroom, 3 bathroom, Semi Detached family home with a fabulous Kitchen/Breakfast room and 3 additional Reception Rooms, Utility Room and Guest Wc. In a very popular road, extremely close to Matilda Marks Kennedy Primary school and 0.6miles to the Mill Hill Broadway Thames Link Station.

Chain free or Under Offer Applicants only please.


Sole Agent

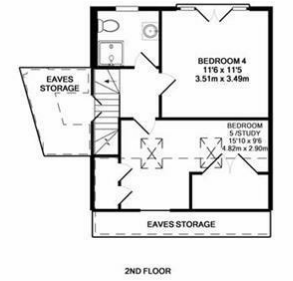
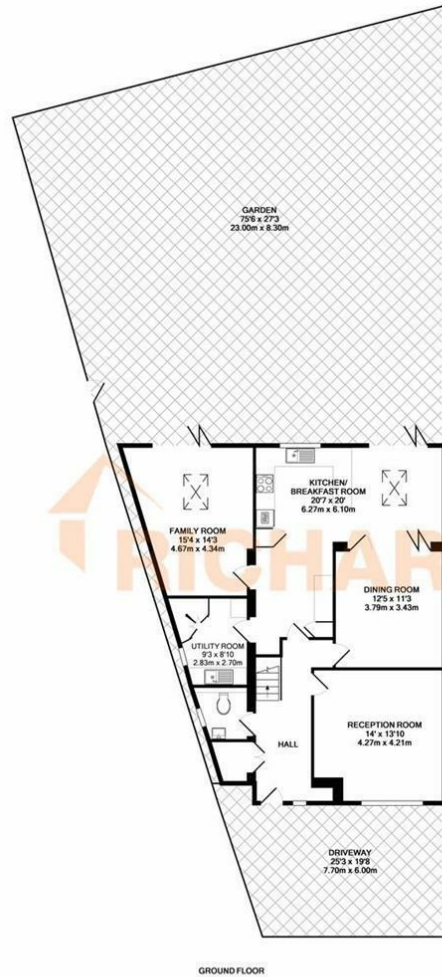
Key Features



Important Information

- **Price:** £999,950
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Mill Hill

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



DERMOTT AVENUE NW7
TOTAL APPROX. FLOOR AREA 2159 SQ. FT. (200.6 SQ. M.)

Prepared for the publication of a prospectus by the seller. Checked and approved by the Surveyor. The Property is shown as being in the possession of the seller. The Seller warrants that the information is true and correct. The Seller is not responsible for any errors or omissions. The Seller is not responsible for any loss or damage caused by the use of the information. The Seller is not responsible for any loss or damage caused by the use of the information.

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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