



3 Delamere Gardens, Mill Hill, NW7 3EA

£750,000

**richard
james**

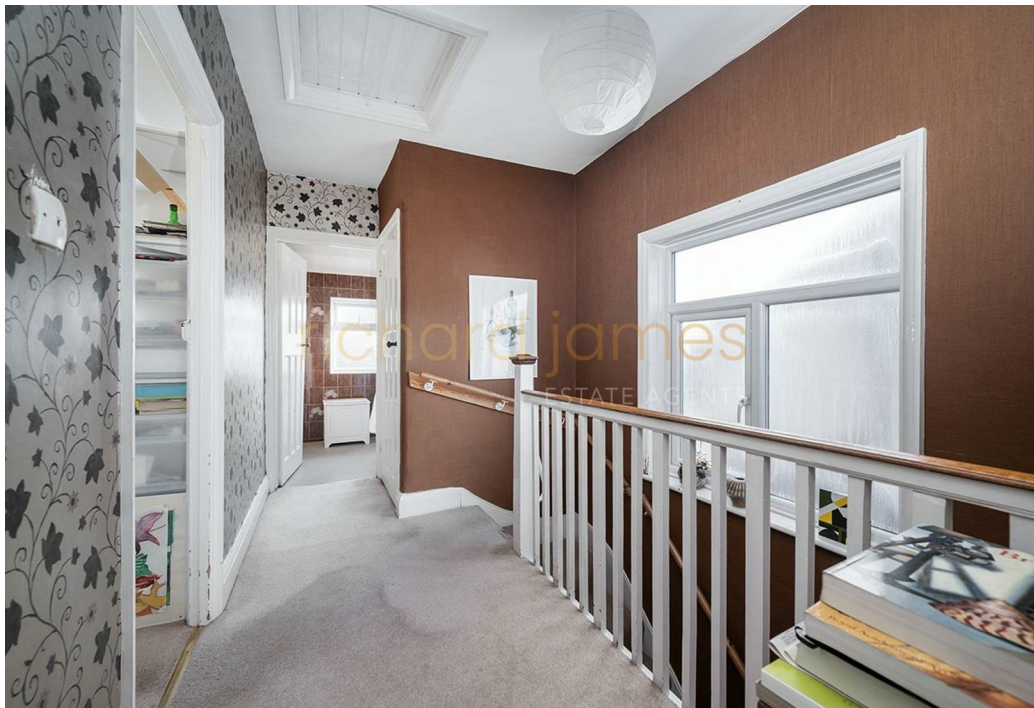
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Property Description

A rare opportunity to buy this well located semi detached family home located on this ever popular road within easy reach of the amenities of Mill Hill Broadway and within a stone's throw of Mathilda Marks Kennedy Primary School.

Offered for sale with no upper chain this Three Bedroom semi detached family home has been in the same family ownership for over 65 years and is currently arranged over two floors affording ample scope for various extensions (STTP) to create a substantial family home.

Externally there is a landscaped rear garden and off street parking for two cars.

Council Tax Band E

Sole Agent

Key Features

- SEMI DETACHED FAMILY HOME
- BATHROOM & SEPARATE WC
- DINING ROOM
- STUDY
- OFF STREET PARKING FOR 2 CARS
- THREE/FOUR BEDROOMS
- RECEPTION ROOM
- KITCHEN
- BEDROOM 4/FURTHER OFFICE SPACE
- APPROX 69' REAR GARDEN

Important Information

- **Price:** £750,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







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Delamere Gardens London NW7

Total Gross Area: 1318 ft² ... 122.4 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 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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