



**Marchant Close, Mill Hill, NW7**  
**£1,750 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A Two Bedroom, Two Bathroom (One En-Suite) ground floor apartment set within this purpose built block within a stone's throw of Mill Hill Broadway.

The remainder of the Accommodation comprises of a Reception Room and a Modern Open Plan Kitchen.

The property benefits from an allocated parking space, double glazing and gas central heating.

Available from now on a Part Furnished basis.

Council Tax Band E.


Sole Agent.

## Key Features

- GROUND FLOOR
- RECEPTION ROOM
- TWO BATHROOMS (ONE EN-SUITE)
- CLOSE TO LOCAL AMENITIES
- UNFURNISHED
- TWO BEDROOMS
- MODERN OPEN PLAN KITCHEN
- ALLOCATED PARKING SPACE
- AVAILABLE NOW
- COUNCIL TAX BAND E

## Important Information

- **Price:** £1,750 Per Month
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** Mill Hill

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | 79  | 79        |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | 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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