



36 Tennyson Road, NW7 4AS

£1,000,000

**richard
james**

ESTATE AGENTS

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Property Description

An immaculately presented Four Bedroom, Three Bathroom (2 en-suite) family home having been extended and refurbished in recent years located in the highly sought after Poets Corner area of Mill Hill close to the open spaces of Mill Hill Park, Arrandene and within a short walk of Etz Chaim Primary School.

Offering bright and spacious living over three floors the accommodation includes a stunning 25ft Kitchen/Living/Diner, Reception Room, Study, Principal Bedroom with en-suite shower room, 2nd Bedroom with en-suite Shower Room, Two further Bedrooms, Family Bathroom, utility room & guest WC.

Externally there is a terrace leading onto the landscaped garden and off street parking for 2 cars.


Tennyson Road is within approximately 1/4 of a mile of the amenities at Mill Hill Broadway, including Thameslink Station, Marks and Spencer, places of worship, various bus routes and a 24 hour gym.

Sole Agent

Key Features

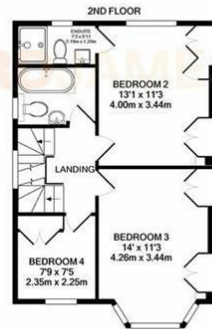
Important Information

- **Price:** £1,000,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** E
- **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		70
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR

TENNYSON ROAD NW7
 TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.3 SQ.M.)
 Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by CH2i Check Limited. Made with Metropia 6/2020



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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