



5 Cophall Drive, NW7 2ND

£999,999

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





Property Description

A wonderful opportunity to purchase a unmodernised detached family house in a popular and quiet residential road within easy access of Arrandene open space and within approximately 3/4 of a mile of Mill Hill Broadway's excellent shopping facilities and Thameslink Station.

The accommodation is arranged over two floors only and includes Three Bedrooms, family Bathroom, Two Reception Rooms and Kitchen.

Subject to planning permission the property has great potential to be extended.

Externally there is off street parking, a garage and a rear garden.

Council tax band F


Sole Agent

Key Features

- DETACHED FAMILY HOME
- BATHROOM
- TWO RECEPTION ROOMS
- 66'/20M WESTERLY FACING REAR GARDEN
- WITHIN EASY REACH OF LOCAL PARKLAND AND THE BROADWAY
- THREE BEDROOMS
- KITCHEN
- OFF STREET PARKING & GARAGE
- SCOPE TO EXTEND STPP

Important Information

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(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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Total Gross Area: 1129 ft² ... 104.9 m² (excluding garage)

Ground Floor Area: 559 ft² ... 52.0 m²

First Floor Area: 570 ft² ... 52.9 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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