



21 Worcester Crescent, NW7 4LR

£999,950

**richard
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ESTATE AGENTS

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Property Description

An exceptional opportunity to purchase this extended semi detached family home located on a highly regarded road within a stone's throw of both Courtland and Mill Hill County Schools.

The accommodation includes Four Bedrooms, Two Bathrooms (1 en-suite), double length Reception Room, Kitchen/Breakfast Room, Utility Room and guest Wc.

Externally there is off street parking for 2/3 cars and a delightful approximately 85' rear Garden.

Worcester Crescent is approximately a mile from the amenities at Mill Hill Broadway including the Thameslink Station. The open spaces of Mill Hill Park and Arrandene are close by as is Mill Hill Golf Club and the famous Rising Sun restaurant.

Council Tax Band F

Sole Agent

Key Features

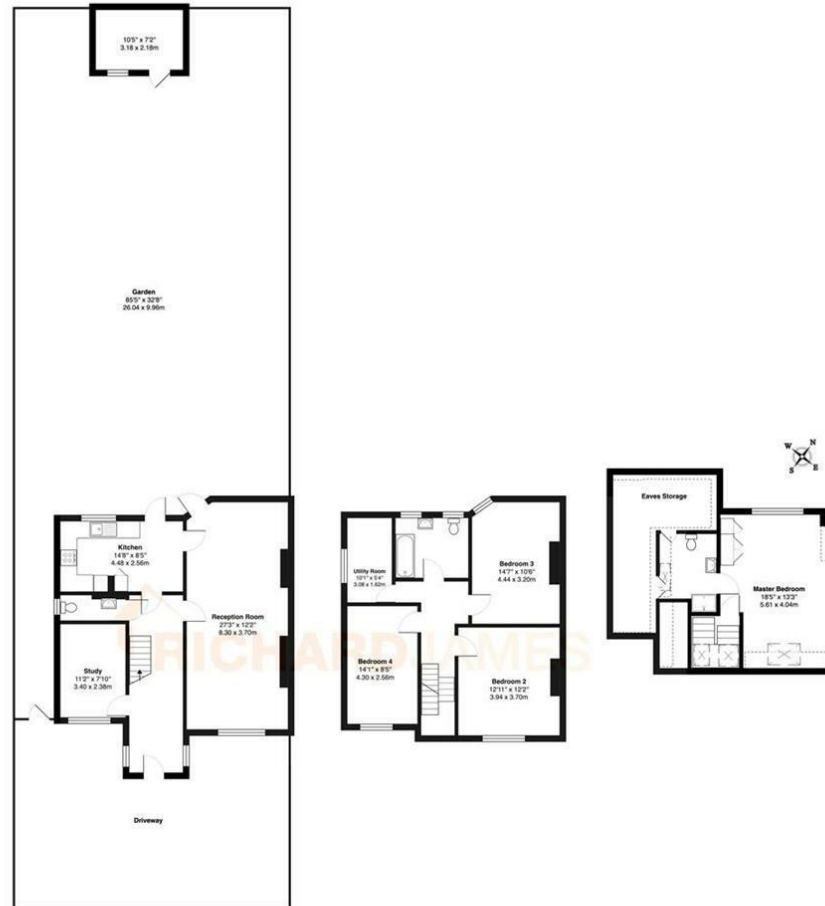
- FOUR BEDROOMS
- DOUBLE LENGTH RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- GUEST WC
- OFF STREET PARKING
- TWO BATHROOMS
- STUDY
- UTILITY ROOM
- APPROX 85' REAR GARDEN
- WITHIN A STONE'S THROW OF COURTLAND AND MILL HILL COUNTY

Important Information

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Worcester Crescent NW7
 Total Gross Area: 1757 m² ... 163.2 m² (excluding eaves storage)
 Ground floor Area: 727 m² ... 67.5 m²
 First floor Area: 669 m² ... 62.1 m²
 Second floor Area: 361 m² ... 33.5 m²



All measurements are approximate and for identification 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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