



**10 Shakespeare Road, NW7 4BB**

**£740,000**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A charming and well presented Three Bedroom end-of-terrace family home, ideally situated in the highly sought-after Poets Corner area of Mill Hill, offering spacious accommodation and a landscaped, secluded west / south-west facing rear garden.

The ground floor features a bright and spacious double Reception Room, together with a well-fitted Kitchen, a delightful Conservatory and a Guest WC.

The first floor comprises Three well-proportioned Bedrooms and a Family Bathroom.

Poets Corner is superbly positioned for Mill Hill Broadway's excellent selection of shops, cafés and restaurants, as well as Thameslink Station, providing convenient access into Central London.

A number of highly regarded schools are nearby, with the property situated within the catchment area for Etz Chaim Jewish

## Key Features

- FAMILY HOME
- DOUBLE RECEPTION ROOM
- GUEST WC
- SCOPE FOR VARIOUS EXTENSIONS STPP
- FAMILY BATHROOM
- THREE BEDROOMS
- CONSERVATORY
- LANDSCAPED REAR GARDEN
- CATCHMENT FOR ETZ CHAIM PRIMARY SCHOOL
- CLOSE TO LOCAL AMENITIES

## Important Information

- **Price:** £740,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Location:** London

| 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        |
| (55-68) <b>D</b>                            | 65                                                                                                            |           |
| (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  |           |

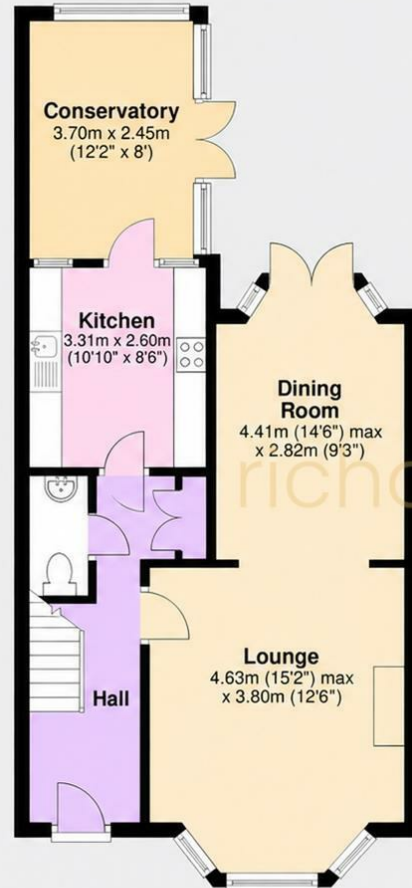






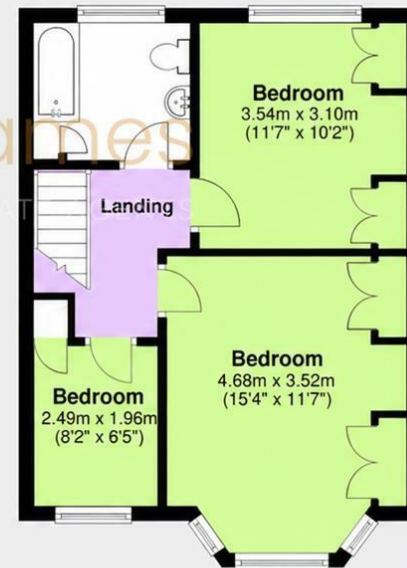
### Ground Floor

Approx. 57.2 sq. metres (616.2 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 101.4 sq. metres (1091.6 sq. feet)

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 well 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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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