



**78 Engel Park, NW7 2HP**  
£2,500 Per Month Per Month

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA  
[richardjames.biz](http://richardjames.biz)









## Property Description

A Three bedroom semi-detached family house situated in a leafy, residential road and is in catchment to several excellent Primary and Secondary schools and within walking distance of Mill Hill East Tube station, Waitrose and Virgin Active Health Club.

The house offers a double reception room, modern kitchen and a secluded rear garden.

Benefits include wooden floors, double glazing, off street parking and a garage.

Available now on an unfurnished basis.

Council Tax Band E.

Sole Agent.

## Key Features

- SEMI DETACHED FAMILY HOUSE
- DOUBLE RECEPTION ROOM
- SHOWER ROOM
- OFF STREET PARKING
- UNFURNISHED
- THREE BEDROOMS
- KITCHEN
- SECLUDED GARDEN
- GARAGE
- COUNCIL TAX BAND E

## Important Information

- **Price:** £2,500 Per Month
- **Tenure:**
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** Mill Hill

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