



19 Milton Road, NW7 4AU

£899,950

**richard
james**
ESTATE AGENTS

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

richardjames.biz





richard james
ESTATE AGENTS



Property Description

An immaculately presented chain free family home in the sought after Poets Corner area of Mill Hill within approximately 1/4 of a mile of Mill Hill Broadway.

The accommodation includes Four Bedrooms, Three bathrooms (two en suite) a large Kitchen/Family/Diner, Reception Room and guest Wc.

Externally there is off street parking for two cars and pretty rear garden with side access.

The house is well placed for various local schools including Etz Chaim Primary School and Goodwyn and the open spaces of Mill Hill Park and Arrandene.

Council tax band E

Main Agent

Key Features

- FOUR BEDROOMS
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- CHAIN FREE
- CATCHMENT FOR ETZ CHAIM PRIMARY SCHOOL
- THREE BATHROOMS (TWO EN SUITE)
- OFF STREET PARKING FOR TWO CARS
- GUEST WC
- KITCHEN / BREAKFAST ROOM
- RECEPTION ROOM

Important Information

- **Price:** £899,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 67 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |







Milton Road, NW7

Total Gross Area: 1281 ft² ... 119.1 m² (excluding ,eaves storage)

Ground Floor Area: 532 ft² ... 49.4 m²

First Floor Area: 474 ft² ... 44.1 m²

Second Floor Area: 275 ft² ... 25.6 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 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.

richard james
ESTATE AGENTS

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

richardjames.biz