



**Hale Lane, Mill Hill, NW7**  
**£1,250 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A One Double bedroom second (top) floor apartment set within this semi-detached house and situated in this sought after location within walking distance of Mill Hill Broadway with its numerous shops, boutiques, restaurants and Thameslink Station.

The accommodation provides One Double Bedroom, Reception Room/Open Plan Kitchen and Bathroom.

Other benefits include double glazing, communal gardens and off street parking.

Available on a Furnished basis.

Council Tax Band C.

Sole Agent.

## Key Features

- SECOND FLOOR (TOP)
- RECEPTION ROOM
- BATHROOM
- COMMUNAL GARDENS
- FURNISHED
- ONE DOUBLE BEDROOM
- OPEN PLAN KITCHEN
- DOUBLE GLAZING
- OFF STREET PARKING
- COUNCIL TAX BAND C

## Important Information

- **Price:** £1,250 Per Month
- **Council Tax Band:** C
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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