



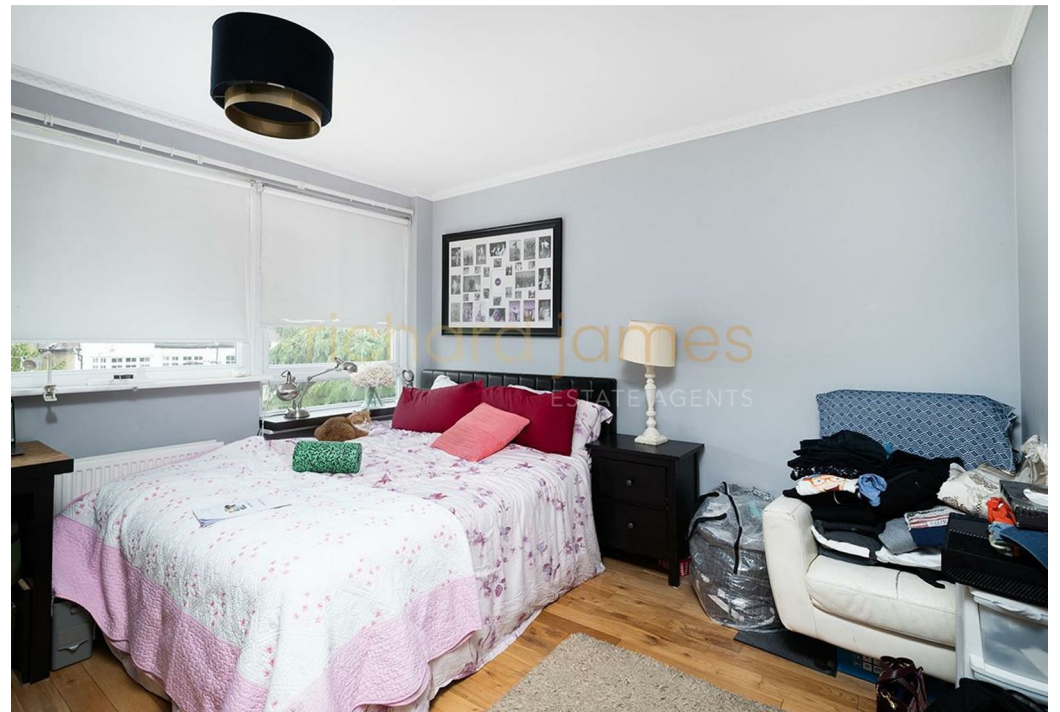
13 Stanhope Gardens, NW7 2JD

£700,000

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Property Description

A rare opportunity to purchase an end of terrace house within a sought after cul de sac within a stone's throw of the amenities at Mill Hill Broadway including the Thameslink Station.

The house is larger than average for the development and sits on a wide plot affording scope for extension STPP.

Arranged over 1329 sq ft/123.5 sq ft the accommodation includes Three Bedrooms, Two Bathrooms, Kitchen and Two Reception Rooms, Conservatory and guest Wc.

Externally there is a south facing rear Garden and off street parking.


Stanhope Gardens is off Flower Lane, close to the open spaces of Mill Hill Park and Arrandene. Popular local schools in both state and private sectors are within close proximity.

Key Features

- END OF TERRACE FAMILY HOME
- TWO BATHROOMS
- LIVING/DINING ROOM
- CONSERVATORY
- APPROX 47' SOUTH FACING GARDEN
- THREE BEDROOMS
- RECEPTION ROOM
- KITCHEN
- GUEST WC
- OFF STREET PARKING FOR 2 CARS

Important Information

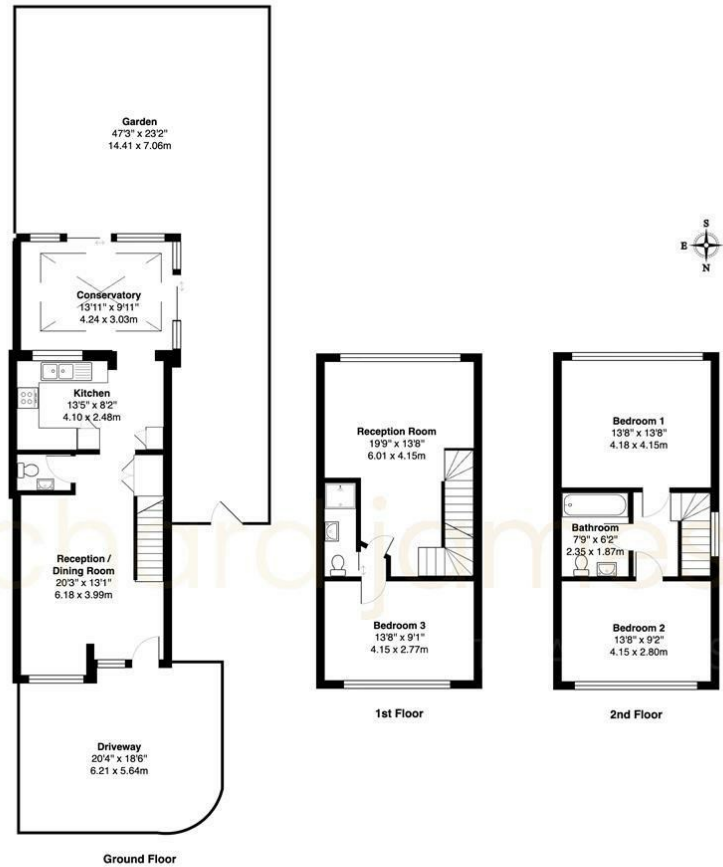
- **Price:** £700,000
- **Tenure:** Freehold
- **Council Tax Band:**
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









Stanhope Gardens, NW7

Total Gross Area: 1329 ft² ... 123.5 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with theRICS 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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