



6 Birkbeck Road, NW7 4AA

£349,950

**richard
james**

ESTATE AGENTS

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Property Description

A spacious and characterful chain free one double bedroom garden flat, formerly a two bedroom property, situated in the heart of Poets Corner. The property benefits from its own private entrance, high ceilings, attractive fireplace, wood flooring and well-proportioned accommodation throughout, including a bright Kitchen/Diner/Reception Room and direct access to a private garden.

Further benefits include a share of the freehold and the property is offered chain free, providing an excellent opportunity for a smooth and straightforward purchase.

Birkbeck Road is ideally located approximately ¼ mile from the excellent amenities of Mill Hill Broadway, including Thameslink Station, shops, cafés and restaurants. The property is also within a few hundred yards of Etz Chaim Primary School and the open green spaces of Mill Hill Park and Arrandene Open Space.

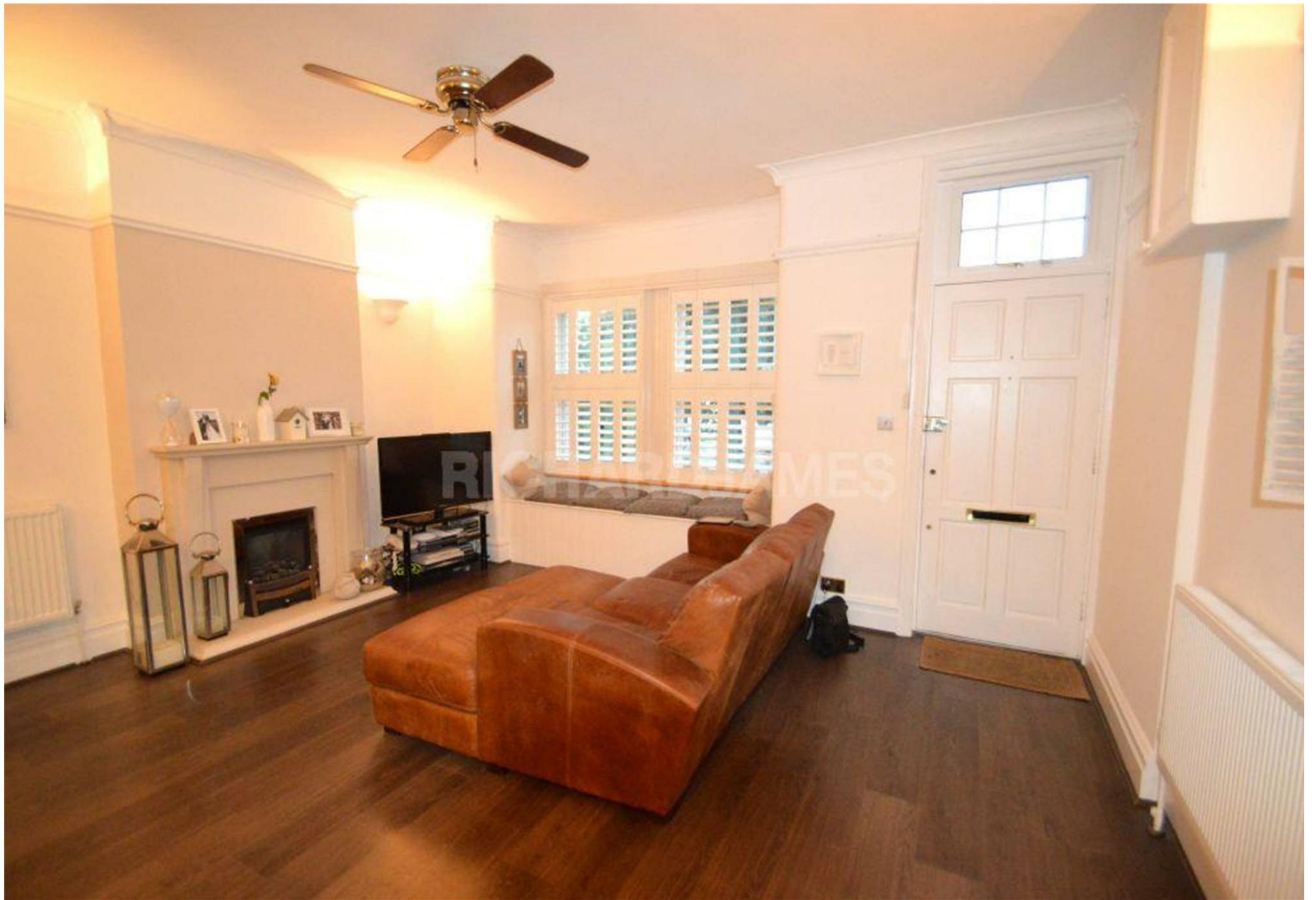
Key Features

- ONE DOUBLE BEDROOM
- SHARE OF FREEHOLD
- HIGH CEILINGS
- PRIVATE ENTRANCE
- FIREPLACE
- PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- MODERN OPEN PLAN KITCHEN / RECEPTION ROOM
- CHAIN FREE
- WOOD FLOORING

Important Information

- **Price:** £349,950
- **Tenure:** Share of Freehold
- **Council Tax Band:** C
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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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