



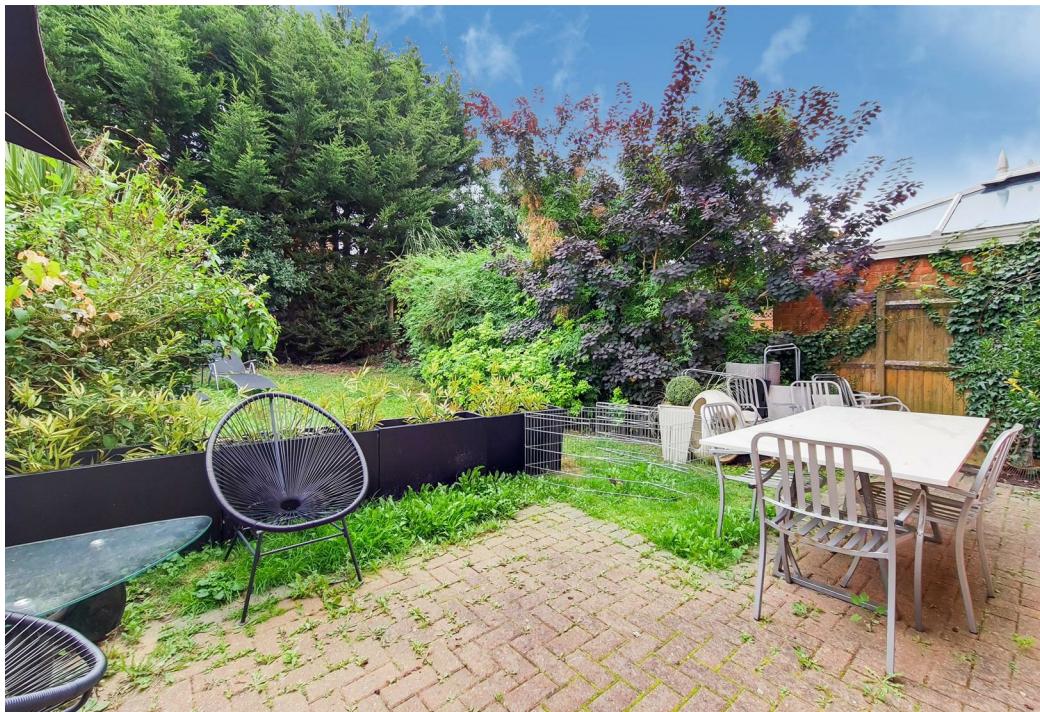
**39 Colenso Drive, Mill Hill, NW7 2EA**

£700,000

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ESTATE AGENTS

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## Property Description

A Three Bedroom, Two Bathroom (one en-suite shower room) family house located on this sought after development off Bunn's Lane and conveniently located approximately three quarters of a mile from Mill Hill Broadway's excellent local shopping facilities and Thameslink Station.

Offering scope to extend into the Garage, if necessary, the house comprises fully fitted Kitchen, Reception Room and Guest Wc.

Externally there is off street parking for 2/3 cars and pretty rear Garden.

Council tax band F

Joint Sole Agent

NB....the photos are historic.

## Key Features

- THREE BEDROOMS
- FITTED KITCHEN
- GARAGE
- REAR GARDEN
- CLOSE TO SHOPS AND TRANSPORT
- TWO BATHROOMS (1 EN-SUITE)
- GUEST WC
- OFF STREET PARKING FOR 2/3 CARS
- SCOPE TO EXTEND STPP

## Important Information

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







GROSS INTERNAL AREA (GIA) The footprint of the property  
105.63 sqm / 1136.99 sqft

NET INTERNAL AREA (NIA) The footprint of the property including external areas such as porches, verandas, etc.  
99.62 sqm / 1072.50 sqft

EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT Limited use areas under 1.8m  
0.00 sqm / 0.00 sqft



Spec' Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All dimensions are approximate and are in metres. Internal widths and widths  
are the maximum points of measurements captured in the scan.

IPMS 3E RESIDENTIAL 104.39 sqm / 1123.64 sqft  
IPMS 3C RESIDENTIAL 100.62 sqm / 1083.06 sqft

Scan ID: 614af6bb60777d0dc2997d14

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.



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