



41 Hale Lane, NW7 3PL

£875,000

**richard
james**
ESTATE AGENTS

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

richardjames.biz





Property Description

A rare opportunity to purchase an unmodernised Three Bedroom detached family home conveniently located within a stone's throw of The Broadway.

The house has been in the same family ownership for many years and is now offered for sale with no upper chain affording the purchaser a chance to create their dream home. The accommodation comprises Three/Four Bedrooms, open plan entertaining areas, Kitchen, family Bathroom and guest Wc.

Amenities include off street parking to the front and approximately 57' south facing rear Garden.

Within approximately 250 metres of Mill Hill Broadway and a similar distance to MMK Primary School.

Council Tax Band F

Sole Agent

Key Features

- DETACHED FAMILY HOUSE
- FAMILY BATHROOM
- RECEPTION ROOM
- REAR GARDEN
- WITHIN 250 METRES OF MMK PRIMARY SCHOOL
- THREE BEDROOMS
- KITCHEN
- OFF STREET PARKING
- CLOSE TO SHOPS AND TRANSPORT
- CHAIN FREE

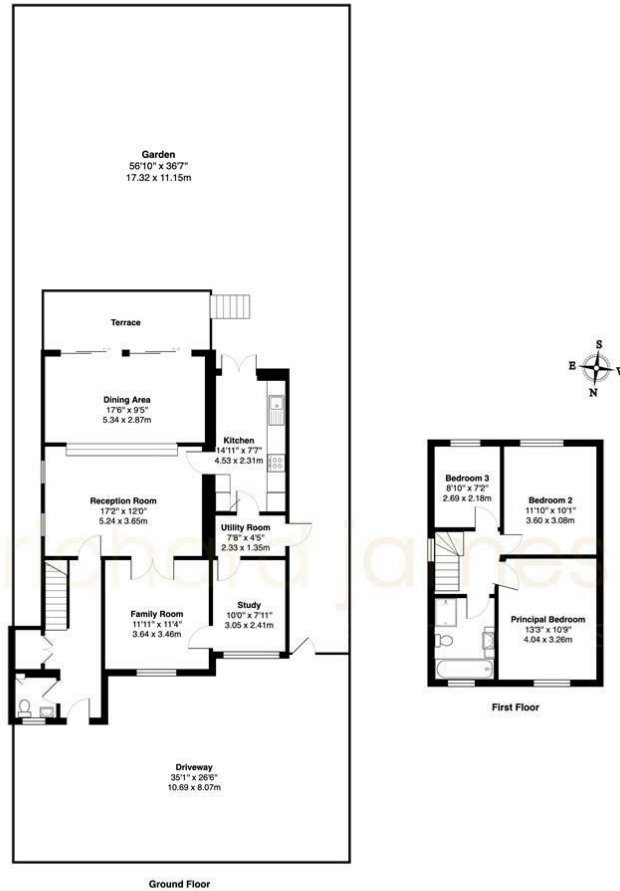
Important Information

- **Price:** £875,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** E
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Hale Lane NW7
Total Gross Area: 1392 ft² ... 129.3 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

