



**Watford Way, Mill Hill, NW7**  
**£2,750 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A well presented Three Double Bedroom first floor apartment set within this small and secure gated development and located with easy access to the A1, A41 and Mill Hill Broadway Thameslink Station, along with a wide selection of excellent shops, cafés, and restaurants.

The accommodation further comprises of a reception room with a modern open plan kitchen and two shower rooms (one en-suite).

Additional benefits include off street parking, double glazing, video entryphone system, wood flooring, and a private balcony.

Offered on a Furnished basis.

Council Tax Band C.

Main Agent.

## Key Features

- FIRST FLOOR
- RECEPTION ROOM
- TWO SHOWER ROOMS (ONE EN-SUITE)
- DOUBLE GLAZING
- OFF STREET PARKING
- THREE DOUBLE BEDROOMS
- MODERN OPEN PLAN KITCHEN
- BALCONY
- GATED DEVELOPMENT
- COUNCIL TAX BAND C

## Important Information

- **Price:** £2,750 Per Month
- **Council Tax Band:** C
- **EPC:** B
- **Locaton:** Mill Hill

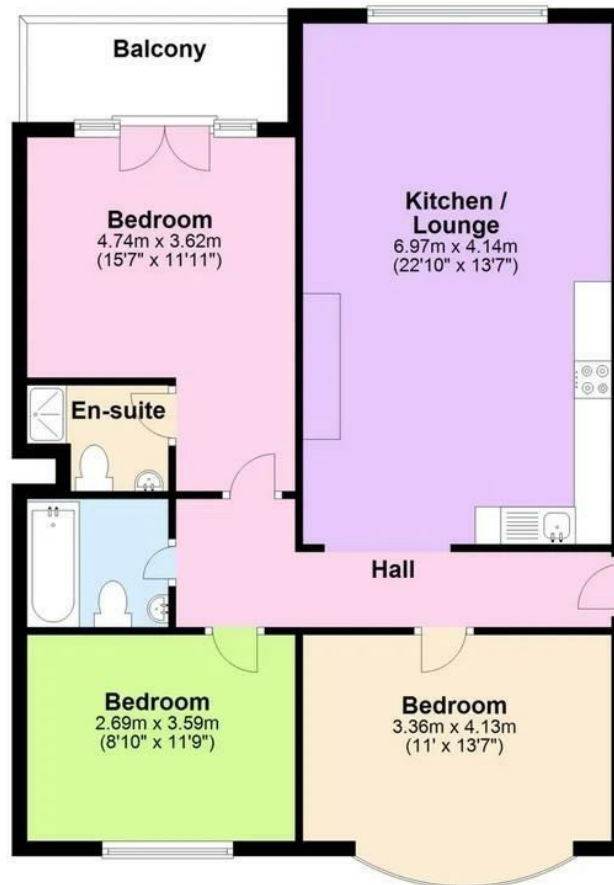
| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | 82                                                                                                            | 82        |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |











Total area: approx. 80.3 sq. metres (864.2 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.

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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