



**Hankins Lane, Mill Hill, NW7**  
**£5,499 Per Calendar Month**

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james**  
ESTATE AGENTS

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## Property Description

A well presented Four Bedroom semi-detached family house arranged over three floors and situated in this popular road within a stone's throw of Mill Hill Golf Club, Courtland Primary School and Mill Hill County School.

The accommodation comprises of a master Bedroom suite with an en-suite Shower Room and Dressing Room, Three further Bedrooms all with en-suite bathrooms, Three Reception Rooms, a Modern Kitchen, a Utility Room and a Guest WC.

Externally there is a Secluded Rear Garden and Off Street Parking.

Hankins Lane is well placed for various local amenities and offers easy access to the A1, M1 and A41, Places of worship, Golf Courses and open Parkland are also within close proximity.

Available now on an Unfurnished Basis.

Council Tax Band F.

Main Agent.

## Key Features

- SEMI DETACHED FAMILY HOUSE
- THREE RECEPTION ROOMS
- FOUR BATHROOMS (ALL EN-SUITE)
- OFF STREET PARKING
- UNFURNISHED
- FOUR BEDROOMS
- MODERN KITCHEN
- SECLUDED GARDEN
- POPULAR LOCATION
- COUNCIL TAX BAND F

## Important Information

- **Price:** £5,000 Per Month
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</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		
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 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.