



**8 Salcombe Gardens, NW7 2NT**

£1,350 Per Month Per Month

**richard  
james**

ESTATE AGENTS

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## Property Description

A newly refurbished One Double Bedroom ground floor apartment located close to Mill Hill East Northern Line Tube Station, Waitrose and the Virgin Active health club.

The remaining accommodation provides a Reception Room with a Newly Installed Open Plan Kitchen and Bathroom.

Amenities include double glazing and a private paved garden.

Available now on an Unfurnished basis.

Council Tax Band C.


Sole Agent.

## Key Features

- GROUND FLOOR
- RECEPTION ROOM
- BATHROOM
- PAVED GARDEN
- UNFURNISHED
- ONE BEDROOM
- OPEN PLAN KITCHEN
- CLOSE TO TUBE & SHOPS
- NEWLY REFURBISHED
- COUNCIL TAX BAND C

## Important Information

- **Price:** £1,350 Per Month
- **Tenure:**
- **Council Tax Band:** C
- **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>		
(69-80) <b>C</b>	79	79
(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 	





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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