



34 Shakespeare Road, Mill Hill, NW7 4BE

£700,000

**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 wonderful well presented Cottage in the sought after Poets Corner area of Mill Hill within approximately 1/4 of a mile of Mill Hill Broadway.

The accommodation includes Two Bedrooms, a beautifully appointed four piece Bathroom, Kitchen/Family/Diner with doors leading onto Garden and through Reception Room.

Externally there is off street parking, Garage and pretty rear garden with large Outhouse (currently used as an office/rec).

The house is well placed for various local schools including Etz Chaim Primary School and Goodwyn and the open spaces of Mill Hill Park and Arrandene.

Council tax band E


Sole Agent

Key Features

- CHARMING COTTAGE
- DOUBLE RECEPTION ROOM
- BATHROOM
- GARAGE
- GARDEN OFFICE WITH SHOWER ROOM
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- OFF STREET PARKING
- LANDSCAPED REAR GARDEN
- WITHIN EASY REACH OF MILL HILL BORADWAY

Important Information

- **Price:** £700,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** E
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







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Approximate Area = 864 sq ft / 80.3 sq m
 Garage = 136 sq ft / 12.6 sq m
 Outbuilding = 222 sq ft / 20.6 sq m
 Total = 1222 sq ft / 113.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1129323

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 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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