



34 Lawrence Gardens, NW7 4JT

£2,750 Per Month Per Month

**richard
james**

ESTATE AGENTS

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Property Description

A Three Bedroom detached family house situated in this sought after cul-de-sac within approximately 1 mile of Mill Hill Broadway and within close proximity of popular local schools including Courtland Primary School and Mill Hill County High School.

The house offers a double reception room, conservatory, modern kitchen, bathroom, downstairs shower room/guest wc.

Benefits include double glazing, secluded garden and off street parking.

Available now on a part furnished basis.

Council Tax Band F.

Sole Agent.

Key Features

- DETACHED FAMILY HOUSE
- DOUBLE RECEPTION ROOM
- MODERN KITCHEN
- SECLUDED GARDEN
- PART FURNISHED
- THREE BEDROOMS
- CONSERVATORY
- TWO BATHROOMS
- OFF STREET PARKING
- COUNCIL TAX BAND F

Important Information

- **Price:** £2,750 Per Month
- **Tenure:**
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 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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