



1 Phelps Lane, NW7 1FZ

£3,750 Per Month Per Month

**richard
james**

ESTATE AGENTS

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Property Description

A well presented Four bedroom, three bathroom (2 en-suite) semi-detached family house arranged over three floors set in the cul-de-sac in the sought after Millbrook Park development, conveniently located for Mill Hill East tube station, Waitrose Supermarket & Virgin Active Gym and within the catchment of Millbrook Park School.

The accommodation provides a Principal Bedroom suite, Three Further Bedrooms, Three Bathrooms (Two en-suite), Two Reception Rooms, a Kitchen/Breakfast Room and guest Wc.

Externally there is off-street parking, a garage, a balcony from the reception room and a secluded rear garden.

Available from August on a Unfurnished basis.


Sole Agent.

Key Features

- SEMI-DETACHED FAMILY HOUSE
- RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- SECLUDED GARDEN
- GARAGE
- FOUR BEDROOMS
- STUDY
- THREE BATHROOMS (TWO EN-SUITE)
- OFF STREET PARKING
- COUNCIL TAX BAND G

Important Information

- **Price:** £3,750 Per Month
- **Tenure:**
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	87	
(69-80) C		
(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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