



32 Worcester Crescent, NW7 4LL

£3,950 Per Month Per Month

**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

An extended Four Bedroom semi-detached family house backing onto Greenbelt land in a sought after location within close proximity of both Courtland and Mill Hill County Schools.

Arranged over 2105 sq ft/195.5 sq m the accommodation comprises Principal Bedroom suite with en-suite Dressing Room and Bathroom, Three further Bedrooms, Family Bathroom, versatile entertaining space, utility room and Guest Wc.

Externally there is off street parking for 2 cars and a southerly facing rear astroturfed Garden extending to approximately 62'.

Worcester Crescent is approximately 1 mile from the numerous amenities at Mill Hill Broadway, including Thameslink Station.

Available from Mid August on an Unfurnished basis.


Sole Agent.

Key Features

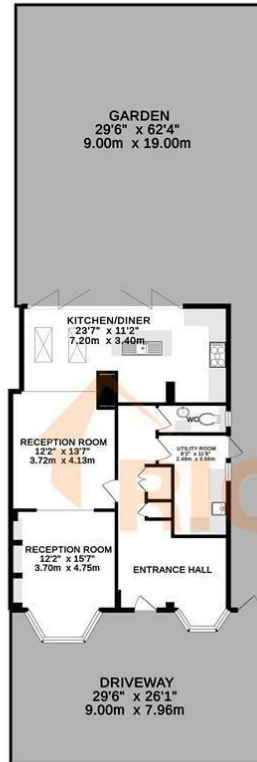
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOM
- TWO BATHROOMS (ONE EN-SUITE)
- OFF STREET PARKING
- UNFURNISHED
- FOUR BEDROOMS
- MODERN KITCHEN/DINER
- SOUTHERLY ASTROTURFED REAR GARDEN
- CLOSE TO COURTLAND & MILL HILL COUNTY SCHOOLS
- AVAILABLE MID AUGUST

Important Information

- **Price:** £3,950 Per Month
- **Tenure:**
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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 	

GROUND FLOOR 882 sq. ft.
(81.9 sq. m.)



1ST FLOOR 758 sq. ft.
(70.4 sq. m.)



2ND FLOOR 466 sq. ft.
(43.2 sq. m.)



Worcester Crescent NW7

TOTAL FLOOR AREA : 2105 sq. ft. (195.5 sq. m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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