



**61 Colenso Drive, NW7 2EA**  
£2,350 Per Month Per Month

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)







## Property Description

An immaculately presented Two Double Bedroom, Two Bathroom (1 en-suite) mid terraced house located on this ever popular cul-de sac development within approximately 2/3 of a mile of the amenities at Mill Hill Broadway.

The accommodation comprises of a Reception Room, Modern Open Plan Kitchen, Two Bathrooms (one en-suite) and a Guest Wc.

The property benefits from Gas Central Heating, Double Glazing, Off Street Parking and a Secluded Rear Garden.

Available on an Unfurnished basis.

Sole Agent.

## Key Features

- MID TERRACED
- RECEPTION ROOM
- TWO BATHROOMS (1 EN-SUITE)
- SECLUDED GARDEN
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- MODERN OPEN PLANE KITCHEN
- GUEST WC
- OFF STREET PARKING FOR 2 CARS
- COUNCIL TAX BAND E

## Important Information

- **Price:** £2,350 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(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	



GROUND FLOOR



1ST FLOOR

COLENSO DRIVE NW7  
TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plans supplied by Chik Chak Limited. Made with Metropix i2018



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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