



29 Grenville Place, Mill Hill, NW7 3SF
£549,950

**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

Offered for sale with no upper chain is this well presented Two double Bedroom home situated in a popular modern development just off Hale Lane, close to local shops and approximately half a mile from Mill Hill Broadway's excellent shopping facilities and Thameslink Station.

The house comprises Reception Room, fully fitted Kitchen and guest wc. The upstairs offers Two double Bedrooms, and a family Bathroom.

There is a landscaped rear garden with side access and one allocated parking space in front and ample visitor parking.

Council Tax Band E

Sole Agent

Key Features

- END OF TERRACE
- FULLY FITTED KITCHEN
- GUEST WC
- ALLOCATED PARKING SPACE
- AMPLE VISITORS PARKING
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- CHAIN FREE

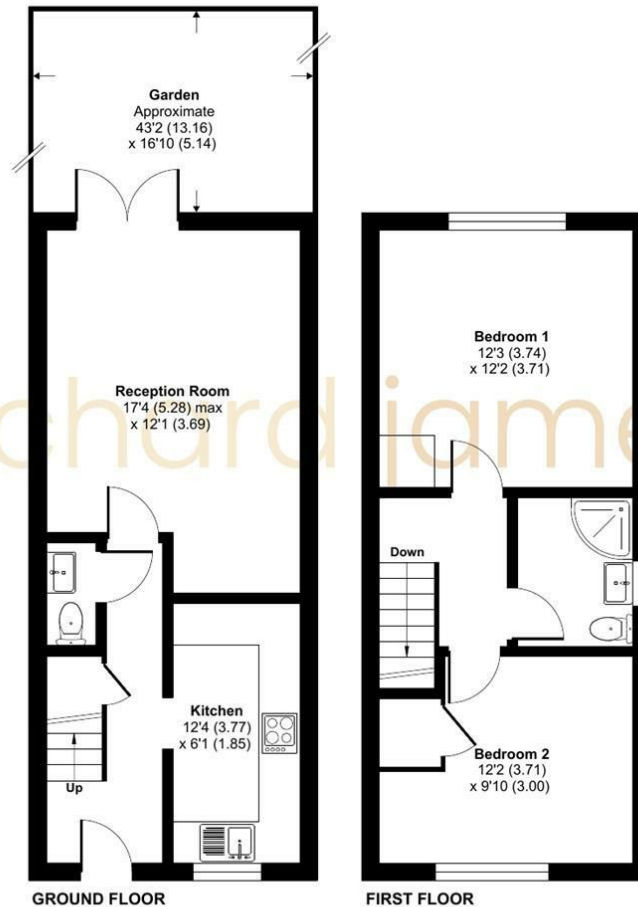
Important Information

- **Price:** £549,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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 	

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



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: 1166737

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.



**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz