



19 Milton Road, NW7 4AU

£925,000

**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 immaculately presented family home in the sought after Poets Corner area of Mill Hill within approximately 1/4 of a mile of Mill Hill Broadway.

The accommodation includes Four Bedrooms, Three bathrooms (two en suite) a large Kitchen/Family/Diner with onto Garden, Reception Room and guest Wc.

Externally there is off street parking for two cars and pretty rear garden with side access.

The house is well placed for various local schools including Etz Chaim Primary School and Goodwyn and the open spaces of Mill Hill Park and Arrandene.

Council tax band E

Sole Agent

Key Features

- FAMILY HOME
- LANDSCAPED REAR GARDEN WITH SIDE ACCESS
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- GUEST WC
- OFF STREET PARKING FOR TWO CARS
- CLOSE TO LOCAL AMENITIES
- THREE BATHROOMS (TWO EN SUITE)
- WALKING DISTANCE TO MILL HILL PARK

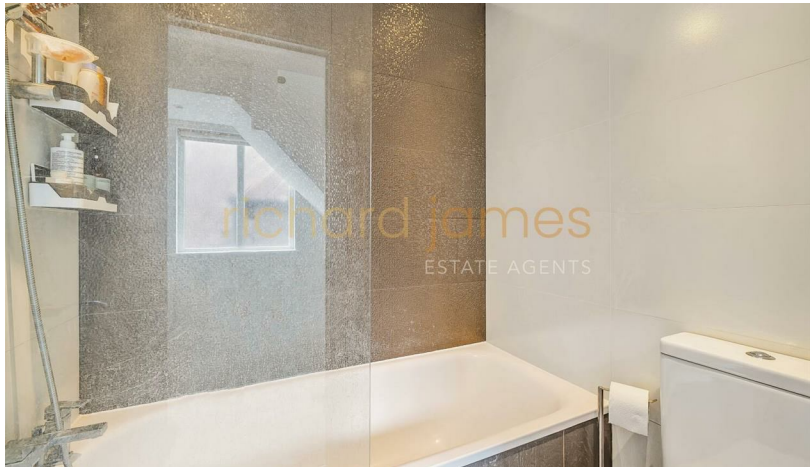
Important Information

- **Price:** £925,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Milton Road, NW7

Total Gross Area: 1281 ft² ... 119.1 m² (excluding eaves storage)

Ground Floor Area: 532 ft² ... 49.4 m²

First Floor Area: 474 ft² ... 44.1 m²

Second Floor Area: 275 ft² ... 25.6 m²



All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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.

**richard
james**
ESTATE AGENTS

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

richardjames.biz