



50 Uphill Grove, Mill Hill, NW7 4NJ

£4,450 Per Calendar Month

**richard
james**

ESTATE AGENTS

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Property Description

A well presented Four Bedroom Detached family house, located in one of Mill Hill's most sought-after turnings set within ¼ mile of Mill Hill Broadway with its numerous shops, restaurants, and Thameslink station.

The accommodation comprises a Master Bedroom suite with an En-Suite shower room and walk-in wardrobe, three further Bedrooms, a family Bathroom, a stunning Kitchen/Breakfast Room with fully integrated appliances, Utility Room, Double Reception Room, Play Room/Office, and a Guest Wc.

Benefits include off-street parking for two cars and a landscaped rear garden.

Available on an Unfurnished basis.

Council Tax Band F.


Sole Agent.

Key Features

- DETACHED FAMILY HOUSE
- TWO RECEPTION ROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- OFF STREET PARKING
- UNFURNISHED
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SECLUDED GARDEN
- DOUBLE GLAZING
- COUNCIL TAX BAND F

Important Information

- **Price:** £4,000 Per Month
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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 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 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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