



**39 Colenso Drive, Mill Hill, NW7 2EA**

£725,000

**richard  
james**  
ESTATE AGENTS

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## Property Description

A Three Bedroom, Two Bathroom (one en-suite shower room) family house located on this sought after development off Bunn's Lane and conveniently located approximately three quarters of a mile from Mill Hill Broadway's excellent local shopping facilities and Thameslink Station.

Offering scope to extend into the Garage, if necessary, the house comprises fully fitted Kitchen, Reception Room and Guest Wc.

Externally there is off street parking for 2/3 cars and pretty rear Garden.

Council tax band F

Joint Sole Agent


NB...the photos are historic.

## Key Features

- THREE BEDROOMS
- FITTED KITCHEN
- GARAGE
- REAR GARDEN
- CLOSE TO SHOPS AND TRANSPORT
- TWO BATHROOMS (1 EN-SUITE)
- GUEST WC
- OFF STREET PARKING FOR 2/3 CARS
- SCOPE TO EXTEND STPP

## Important Information

- **Price:** £725,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</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 	











GROSS INTERNAL AREA (GIA) The floor area of the premises. 105.63 sqm / 1136.99 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes walkways, restricted head height. 99.62 sqm / 1072.30 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited clear area under 2.0m. 0.00 sqm / 0.00 sqft
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Spire-Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 104.39 sqm / 1123.64 sqft  
 IPMS 3C RESIDENTIAL: 100.62 sqm / 1083.05 sqft

spec id: 61416658077305d69891014

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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