

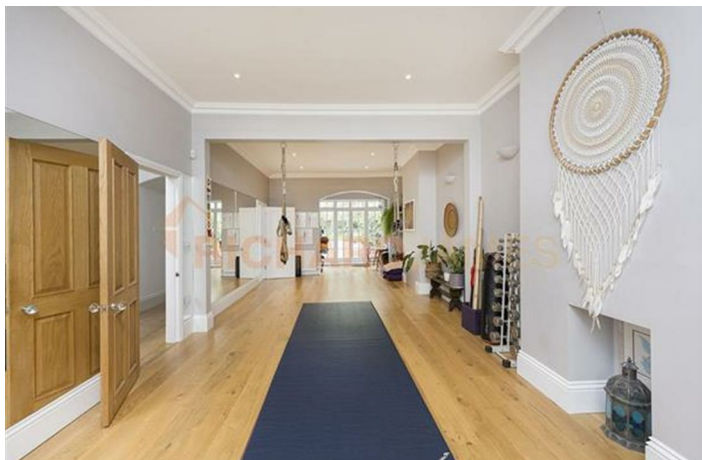


Hale Lane, Mill Hill, NW7
£6,995 Per Calendar Month

**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

A rarely available substantial 4323 sq ft/ 401.6 sq m bright and spacious Seven Bedroom, Three Bathroom (Two En-Suite) semi-detached family home arranged over three floors situated in this sought after location within walking distance of Mill Hill Broadway with its numerous shops, boutiques, restaurants and Thameslink Station.

The remainder of the accommodation comprises Three Reception Rooms (one currently used as a gym/ yoga studio), a stunning 38' Kitchen/Breakfast room, Utility Room, Master Bedroom with en-suite Dressing Room and Bathroom, Second Bedroom with en-suite Dressing Room and Shower room, five additional Bedrooms, family Bathroom and two guest Wc's.

The property benefits from a large 100ft secluded garden, a carriage driveway with off street parking for numerous cars and a double garage integral.

Available on a Furnished basis.

Council Tax Band G.

Sole Agent.

Key Features

- SEMI-DETACHED FAMILY HOUSE
- THREE RECEPTION ROOMS
- THREE BATHROOMS (TWO EN-SUITE)
- SECLUDED GARDEN
- FURNISHED
- SEVEN BEDROOMS
- LARGE KITCHEN/BREAKFAST ROOM
- TWO GUEST WC'S
- DRIVEWAY & DOUBLE GARAGE
- COUNCIL TAX BAND G

Important Information

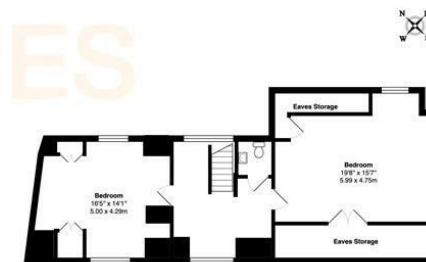
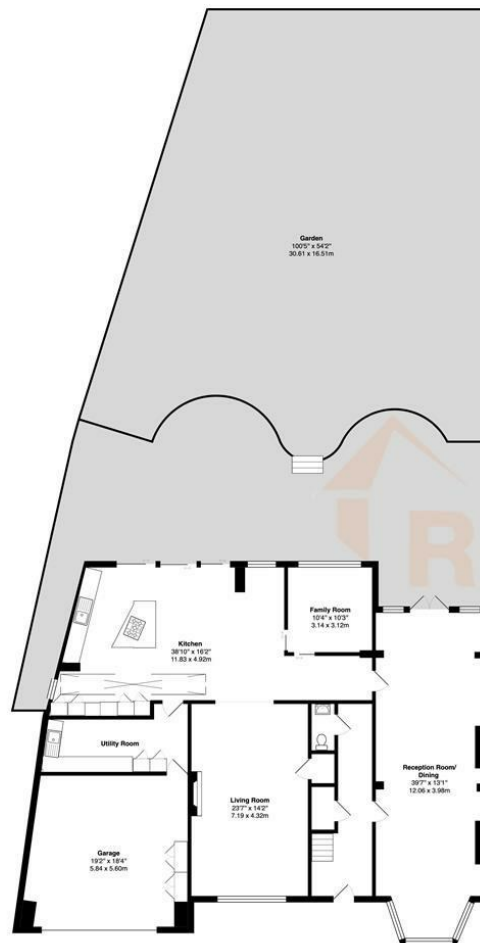
- **Price:** £6,500 Per Month
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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









Hale Lane, Mill Hill, NW7 3PR

Total Gross Area: 4323 SF ... 401.6 m² (excluding eaves storage, garden)
All measurements are approximate and for identification purposes only, not for sale.
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 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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