



Goodwyn Avenue, Mill Hill, NW7
£2,750 Per Calendar Month

**richard
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ESTATE AGENTS

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Property Description

An immaculately presented, Two double Bedroom, Two Bathroom (One en-suite shower room) ground floor maisonette situated in this sought after turning, conveniently located within a stone's throw of Mill Hill's excellent shopping facilities and Thameslink Station.

Further accommodation includes a stunning fully Kitchen/Diner which leads onto a spacious Reception Room with bi-fold doors onto the Garden.

Amenities include Off Street Parking, a private secluded paved rear Garden, Double Glazing and wooden floors.

Goodwyn Avenue is close to popular local schools in both private and state sectors. These include St Martin's Preparatory School, Etz Chaim and Mathilda Marks Kennedy. The open spaces of Mill Hill Park and Arrandene are also within easy reach.

Council Tax Band C.

Key Features

- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM
- MODERN OPEN PLAN KITCHEN/DINER
- TWO BATHROOMS (ONE EN-SUITE SHOWER ROOM)
- PRIVATE PAVED GARDEN
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND C
- APPROX 250 METRES TO THAMESLINK STATION

Important Information

- **Price:** £2,500 Per Month
- **Council Tax Band:** C
- **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	78	80
(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 	







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Total Gross Area: 1003 ft² ... 93.2 m² (excluding bin store)

Ground Floor Area: 1003 ft² ... 93.2 m²

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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.



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