



Edgecumbe Avenue, Colindale, NW9
£3,000 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 Three/Four bedroom, three bathroom (two en-suite shower rooms) Townhouse arranged over three floors and situated in this modern Barratt Homes development on the borders of Mill Hill and Colindale, conveniently located approximately one mile from both Mill Hill Broadway Thameslink station and Colindale Tube station.

The property is also within the catchment of outstanding primary schools (ie. The Orion) and several secondary schools in a family friendly area with children's playground in the community.

The remainder of the accommodation comprises a study/bedroom 4 on the ground floor, reception room on the first floor, a fully fitted kitchen/breakfast room and a guest cloakroom.

Other benefits include double glazing, a secluded garden and off street parking.

Key Features

Important Information

- **Price:** £3,000 Per Month
- **Council Tax Band:** F
- **EPC:** B
- **Locaton:** Colindale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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 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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