



Abercorn Road, Mill Hill, NW7 1JS

£2,295 Per Week -

A well presented two double bedroom semi detached bungalow located on this quiet road within Mill Hill East. Modernised throughout the house benefits from a lovely rear garden with decked and patio areas. Further benefits include a modern kitchen and bathroom, wooden flooring throughout and a lovely sized reception room.

Smart home features include NEST controlled heating system, Wi-Fi controlled touch panel lighting both compatible with Alexa and Google Home. House pre-wired for multi-room audio in every room and garden as well (some additional kit required if tenant wishes to utilise this feature). Off street parking for 2 cars. Offered mostly furnished and available 6th December

Council tax band E
Deposit £2711.53

- Two double bedrooms
- Semi detached bungalow
- Off street parking
- Council tax band E
- Beautiful garden
- Modern kitchen and bathroom
- Mostly furnished
- Available 6th December

GROUND FLOOR 59.10 sq. m.
(636.11 sq. ft.)

The ground floor plan shows a rectangular building with a large garden area extending from the top side. The interior includes a Reception Room (4.83m x 3.55m) on the left, a Kitchen (3.54m x 2.72m) at the top right, a Bathroom (2.17m x 1.17m) adjacent to the kitchen, and two Bedrooms (3.63m x 3.25m and 3.12m x 3.04m) at the bottom. A central hallway connects the rooms. The garden extends approximately 20m along the top boundary. The Squires Estates logo is visible in the upper middle section of the plan.

GARDEN EXTENDS TO APPROX. 20M
20.00m x 9.05m
65'7" x 29'6"

Sq
Squires
Estates

RECEPTION ROOM
4.83m x 3.55m
15'10" x 11'6"

KITCHEN
3.54m x 2.72m
11'7" x 9'11"

BATHROOM
2.17m x 1.17m
7'1" x 3'10"

HALL

BEDROOM
3.63m x 3.25m
11'11" x 11'5"

BEDROOM
3.12m x 3.04m
10'3" x 10'0"

TOTAL FLOOR AREA : 59.10 sq. m. (636.11 sq. ft.) approx.

*SQUIRES ESTATES does not warrant the accuracy of the floorplan contained herein, responsibility of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency over time.
Sales only telephone: 0203 333 3333

A map of Finchley, London, showing Millbrook Park, Church, and roads like Devonshire Rd and Golders Hill Rd. A red pin marks a location near the park.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			89
<i>Not energy efficient - higher running costs</i>		51	

England and Wales

EU Directive
2002/91/EC

