



Wilkes Close, Mill Hill, NW7 1FP  
Asking Price £860,000 Freehold

Council Tax Band F

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**NEW TO THE MARKET-** A modern and well presented end of terrace 3 bedroom, 2 bathroom (1 en suite) Linden built family home arranged over 3 floors, located on the popular Millbrook Park development, ideally situated just a short walk to Mill Hill East Northern Line tube station, Waitrose and Virgin Active Gym.

The property benefits from approx 1450 sq ft of accommodation and boasts a SOUTH-FACING level garden accessed via patio doors from the kitchen/dining room, as well as a balcony via the living room, affording far-reaching views across London. There is a GARAGE and 1 off street parking space to the front. The utility area within the garage houses a separate washing machine, tumble dryer and storage cupboards. In addition, there is an expansive loft offering potential storage space. This property is still covered by the NHBC Warranty.

Viewing is highly recommended via the vendors' Sole Agent.









# Wilkes Close, Mill Hill, London, NW7

Approximate Area = 1451 sq ft / 134.8 sq m (includes garage & excludes store)  
 Outbuilding = 109 sq ft / 10.1 sq m  
 Total = 1560 sq ft / 144.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Real Estates. REF: 978907

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	95
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive

