



Guardhouse Way, Mill Hill, NW7 1FX
Price Guide £790,000 Freehold Council Tax Band F

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

New to the market is this 3 double bedroom 2 bathroom family home, situated on the sought after Millbrook Park Development, within walking distance to Mill Hill East Northern Line tube station giving access into Central London.

The accommodation, arranged over 3 floors includes modern kitchen, guest cloakroom, reception room to the rear, with doors leading onto the rear garden with shed. The 1st floor provides 2 double bedrooms with a Jack & Jill bathroom, and a master bedroom to the top floor en-suite.

The property also provides ample storage space including loft and one gated parking space which is covered.

Millbrook Park is well placed for local green spaces such as Dollis Valley Greenwalk, Finchley Golf Club and parks as well as play areas within the development. Millbrook Park CE Primary School is set within the development.

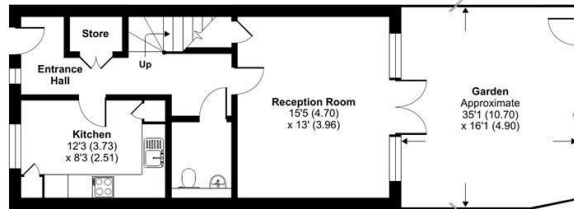
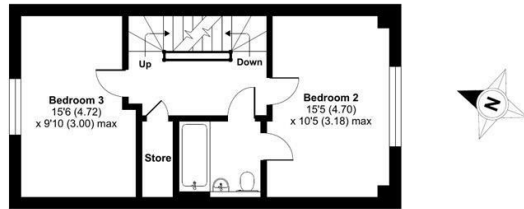
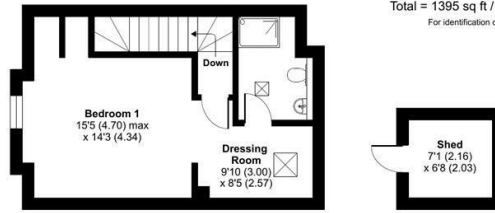
Early viewing recommended.





Guardhouse Way, London, NW7

Approximate Area = 1347 sq ft / 125.1 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 1395 sq ft / 129.5 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024.
 Produced for Real Estates - REF: 1039098

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	87	87
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive

