



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

Council Tax Band F

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings



**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.









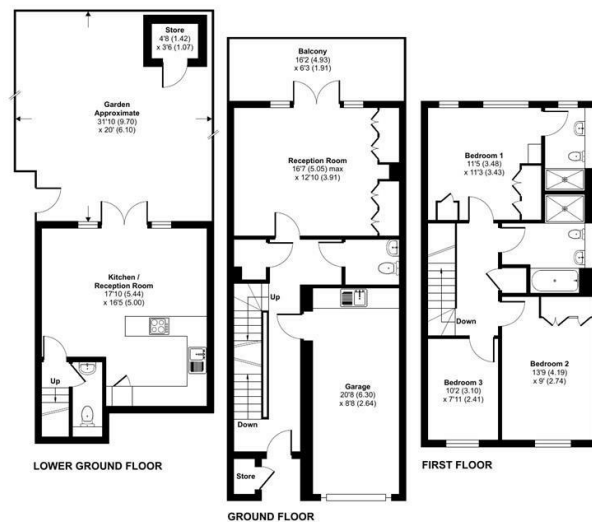
## Wilkes Close, Mill Hill, London, NW7

Approximate Area = 1451 sq ft / 134.8 sq m (includes garage & excludes store)

Outbuilding = 109 sq ft / 10.1 sq m

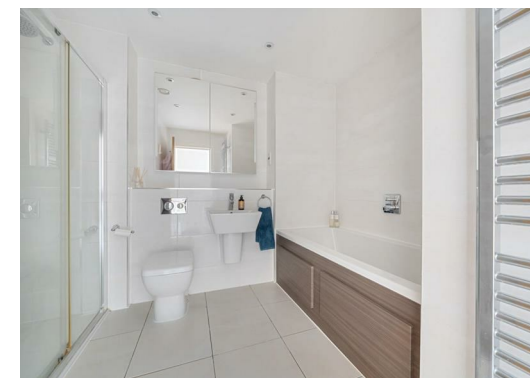
Total = 1560 sq ft / 144.9 sq m

For identification only - Not to scale



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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)	85	95
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



Real EstatesTottenham Office:  
32 Tottenham Lane  
Tottenham N20 9QJ

II : 0208 445 3132  
e : info@realestates-wsp.co.uk  
w : www.realestates-wsp.co.uk