



KUBIE GOLD  
ASSOCIATES

## COLENZO DRIVE MILL HILL NW7



- THREE BEDROOM HOUSE
- TWO BATHROOMS (1 EN\_SUITE)
- LARGE SPACIOUS RECEPTION
- QUIET RESIDENTIAL CUL DE SAC
- SEPARATE FULLY FITTED KITCHEN
- GARAGE & OFF STREET PARKING ON DRIVE
- PRIVATE GARDEN

**£700,000**

SALES, LETTINGS & PROPERTY MANAGEMENT

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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales



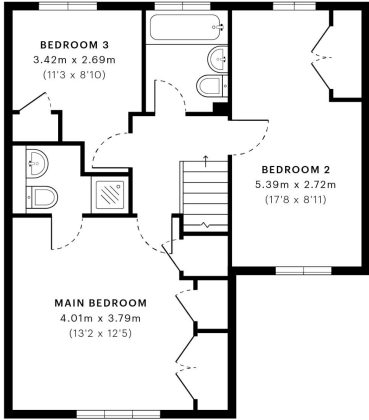
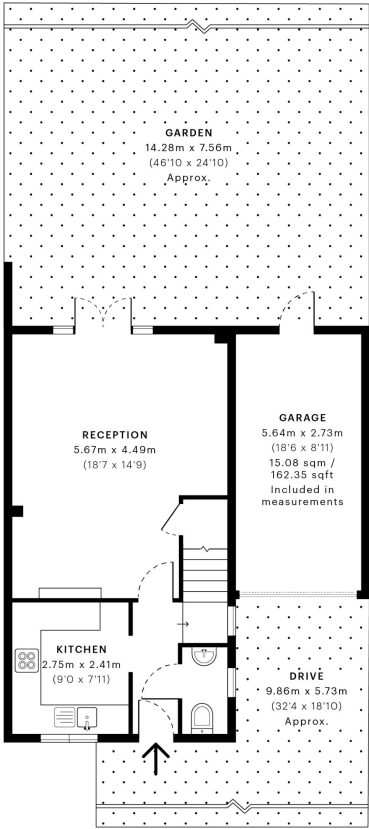
Colenso Drive, NW7

A Modern Townhouse in a Peaceful Cul-de-Sac - This well-presented, modern townhouse is situated in a tranquil residential cul-de-sac, offering a peaceful retreat from the hustle and bustle. The spacious reception room boasts beautiful wood floors, creating a warm and inviting atmosphere. The separate, fully fitted kitchen is perfect for culinary enthusiasts. The property comprises three bedrooms, including a master bedroom with an en-suite bathroom for ultimate convenience. Two additional double bedrooms provide ample space for a study or office. The property also features a large rear garden, perfect for outdoor entertaining. The property is in excellent condition, making it an ideal choice for a first-time buyer or as a rental property.



Colenso Drive, NW7  
CAPTURE DATE 23/09/2021 LASER SCAN POINTS 5,819,208

GROSS INTERNAL AREA  
105.63 sqm / 1136.99 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
105.63 sqm / 1136.99 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
99.62 sqm / 1072.30 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 104.39 sqm / 1123.04 sqft  
IPMS 3C RESIDENTIAL 100.62 sqm / 1083.06 sqft

spec id 614afebb60777d0de2897d14

Local Authority:

Barnet

Tax Band:

Band F

