

Hill Drive, London NW9 8PH

A stunning 4-bedroom semi-detached property located in one of North West London's sought-after areas. This home briefly comprises of a through lounge, kitchen, master bedroom with en-suite, 3 further bedrooms, family bathroom, off-street parking for up to 3 vehicles, carpool and brick built outhouse. Wembley Park, with its array of shops and restaurants, is within close proximity, as if Fryent Country Park should you require a quiet walk. Transport links, such as buses and Wembley Park Underground Station (Jubilee & Metropolitan), are also within easy reach.

Council Tax Band E (Brent) and EPC rating 58 (D).

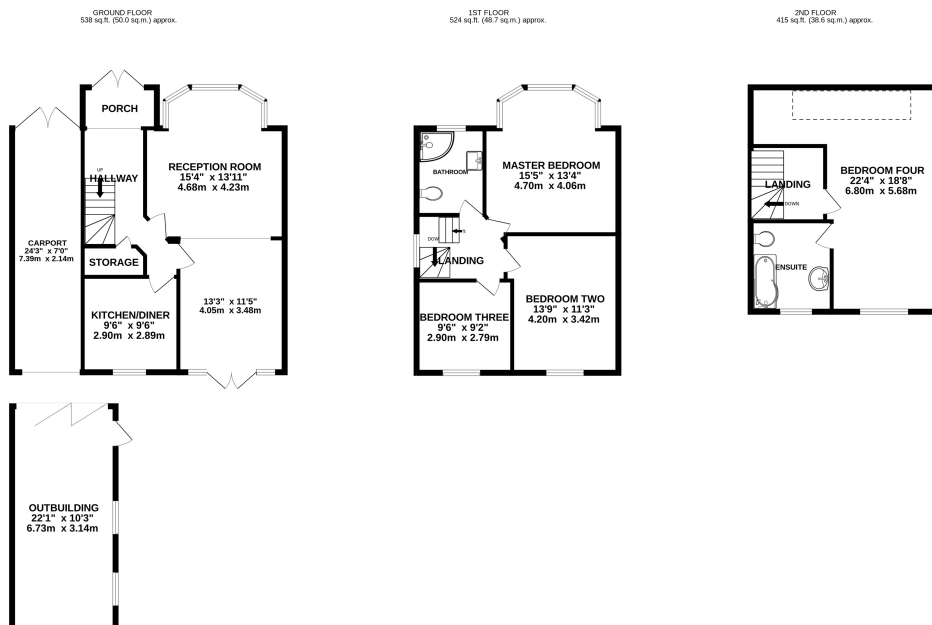
Energy Efficiency Rating		Current	Potential
100% energy efficient - lowest running costs			
100-90	A		
90-80	B		
80-65	C		81
65-55	D	58	
55-45	E		
45-35	F		
35-10	G		

100% energy efficient - higher running costs
England, Scotland & Wales
EU Directive 2002/91/EC

£899,950 Freehold

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Floorplan



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.

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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.