



KUBIE GOLD
ASSOCIATES

COLENZO DRIVE MILL HILL NW7



- THREE BEDROOM HOUSE
- TWO BATHROOMS
- LARGE SPACIOUS RECEPTION

- QUIET RESIDENTIAL CUL DE SAC
- SEPARATE FULLY FITTED KITCHEN
- GARAGE & OFF STREET PARKING ON DRIVE

£725,000 Freehold

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 well presented modern town house situated in a quiet residential cul de sac, large reception with wood floors, separate fully fitted kitchen, Master bedroom with en suite bathroom, two further double bedrooms, bathroom with step in shower cubicle, with garage and driveway allowing parking for two cars, property benefits from its own private garden, excellent local shopping facilities and Thameslink Station.

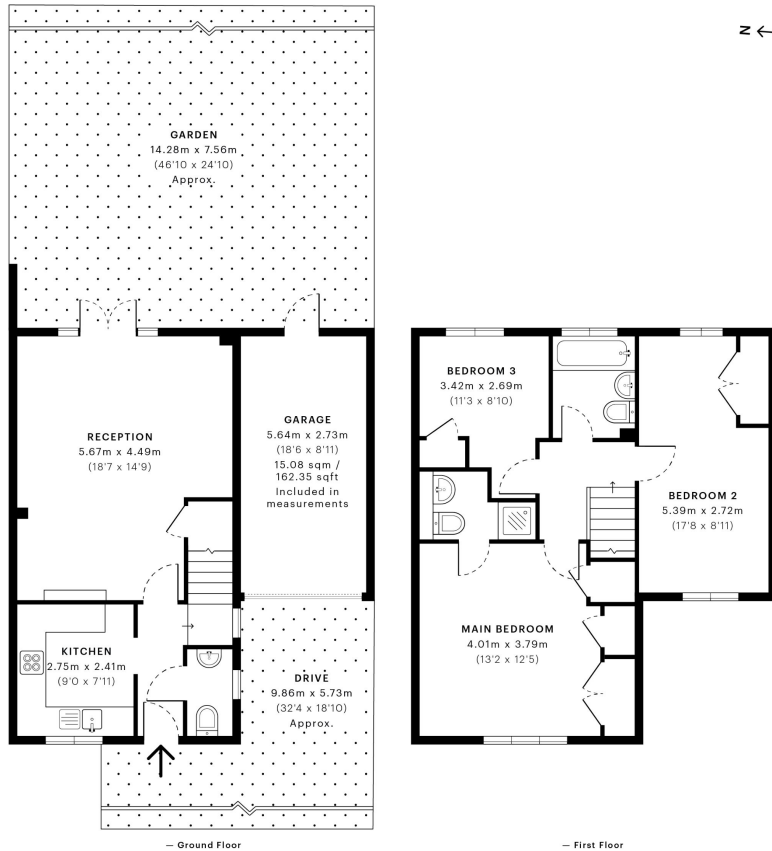


Colenso Drive, NW7

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

GROSS INTERNAL AREA

105.63 sqm / 1136.99 sqft



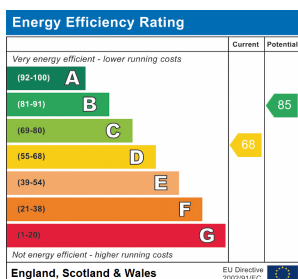
	GROSS INTERNAL AREA (GIA) The footprint of the property 105.63 sqm / 1136.99 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 99.62 sqm / 1072.30 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.9 m 0.00 sqm / 0.00 sqft
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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 / 1123.64 sqft
IPMS 3C RESIDENTIAL 100.62 sqm / 1083.06 sqft

spec id 614afebb60777d0de2897d14



TERMS
Tenure:
 Freehold
Service Charge:
Ground Rent:
Local Authority:
 Barnet
Tax Band:
 Band F