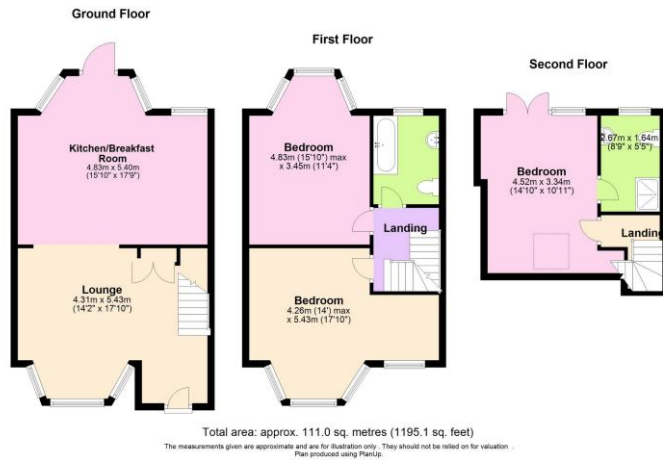




3 Bedroom House
Woolmead Avenue
London NW9

- Semi-Detached House
- Driveway for one car
- Three double bedrooms
- Two Bathrooms (One Ensuite)

Price: £600 pw / £2,600 pcm



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Three double bedroom two bathroom semi-detached house located adjacent to Cool Oak Lane NW9. The property offers views over the Welsh Harp and comes with off street parking and a private rear garden. The property is very close to Hendon Thameslink. To the ground floor is a double volume reception room, leading to a fully fitted kitchen and doors leading to the decked rear garden. To the first floor are two bedrooms, family bathroom, stairs leading up to the Principal bedroom with ensuite shower room. Families preferred. Pets allowed. Brent Cross Shopping Centre is within a five minute drive. Available unfurnished / part furnished from 25th October.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.