



**ENGEL PARK, MILL HILL EAST, LONDON, NW7  
OFFERS IN THE REGION OF £800,000 FREEHOLD**

**A FIVE BEDROOM SEMI-DETACHED HOUSE  
WITH OFF STREET PARKING**

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## DESCRIPTION:

We are pleased to offer this five bedroom semi-detached house, ideally located for amenities, transport links, Bittacy Hill Park recreational parkland and Barnet Coptall Stadium. The property is in need of updating and comprises of two reception rooms, kitchen/dining room and utility room to the ground floor. To the first floor there are three bedrooms and a shower room and two bedrooms to the second floor. Further benefits include an outbuilding to the rear of the garden with shower room, off street parking and being offered on a chain free basis.

## AT A GLANCE

- Semi-detached house
- Five bedrooms
- Two reception rooms
- Kitchen/dining room
- Utility Room
- Outbuilding with shower room
- Off street parking
- Offered chain free





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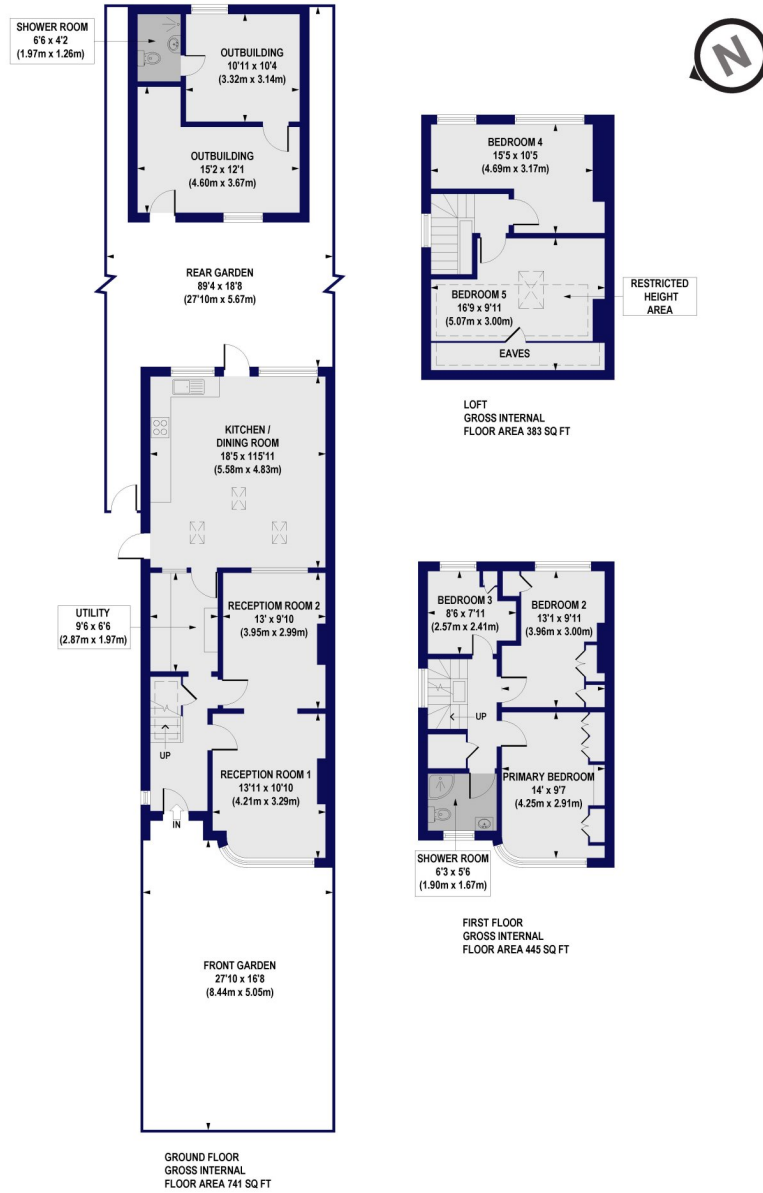


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# Engel Park, NW7

Approx. Gross Internal Floor Area 1864 sq. ft / 173.17 sq. m (Including Restricted Height Area, Eaves & Gym)

Approx. Gross Internal Floor Area 1432 sq. ft / 133.10 sq. m (Excluding Restricted Height Area, Eaves & Gym)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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