



## Abercorn Road, Mill Hill, NW7 1JS

£2,095 Per Week -

A well-presented two double bedroom semi-detached bungalow located on a quiet road within Mill Hill East. Modernised throughout, the house benefits from a lovely rear garden with decked and patio areas. Further features include a modern kitchen and bathroom, wooden flooring throughout, and a generously sized reception room.

Recent improvements include painting of all rooms and woodwork (including plasterwork on the living room coving and kitchen ceiling), complete pressure washing of the driveway, carport, patio and pathways, and a full regrout and re-silicon of the bathroom.

Smart home features include a NEST-controlled heating system, and Wi-Fi controlled touch-panel lighting compatible with Alexa and Google Home. The house is also pre-wired for multi-room audio in every room and the garden (some additional equipment required if the tenant wishes to utilise this feature). Off-street parking for two cars. Offered mostly furnished and available for immediate occupancy.

Council tax band E  
Deposit £2,480

- Two double bedrooms
- Semi detached bungalow
- Off street parking
- Council tax band E
- Beautiful garden
- Modern kitchen and bathroom
- Mostly furnished
- Available 6th December

**GROUND FLOOR 59.10 sq. m.**  
**( 636.11 sq. ft. )**

The ground floor plan shows a rectangular building footprint. The front-left section contains a large Reception Room (4.63m x 3.55m / 15'10" x 11'6") and a Bedroom (3.63m x 3.25m / 11'11" x 11'2"). To the right of the Reception Room is a Kitchen (3.54m x 2.72m / 11'7" x 9'11") which includes a sink, stove, and refrigerator. Adjacent to the kitchen is a Bathroom (2.02m x 1.17m / 6'8" x 3'10") and another Bedroom (3.12m x 3.04m / 10'3" x 10'0"). A central hallway connects the rooms. The rear portion of the property is occupied by a large garden area (20.00m x 9.05m / 65'7" x 29'6"). The Squires Estates logo is positioned above the kitchen area. A north arrow is located at the bottom right of the plan.

GARDEN EXTENDS TO APPROX. 20M  
20.00m x 9.05m  
65'7" x 29'6"

**Sq**  
**Squires**  
Estates

RECEPTION ROOM  
4.63m x 3.55m  
15'10" x 11'6"

KITCHEN  
3.54m x 2.72m  
11'7" x 9'11"

BEDROOM  
3.63m x 3.25m  
11'11" x 11'2"

BEDROOM  
3.12m x 3.04m  
10'3" x 10'0"

BATHROOM  
2.02m x 1.17m  
6'8" x 3'10"

TOTAL FLOOR AREA : 59.10 sq. m. ( 636.11 sq. ft. ) approx.

\*SQUIRES ESTATES does not warrant the accuracy of the floorplan contained herein, responsibility of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for 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.  
None verb bodden KOSV

## A map of Finchley, London, showing Millbrook Park, Church, and roads like Devonshire Rd and Golders Hill Rd. A red pin marks a location near Millbrook Park. The map includes the Google logo and the text 'Map data ©2026 Google'.

| Energy Efficiency Rating                                                                                                                                                                        |  | Current | Potential |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  |         | 89        |
| <i>Not energy efficient - higher running costs</i>                                                                                                                                              |  | 51      |           |

**England and Wales**

EU Directive  
2002/91/EC





TSI  
APPROVED CODE