



## Abercorn Road, Mill Hill, NW7 1JS

£2,350 Per Week -

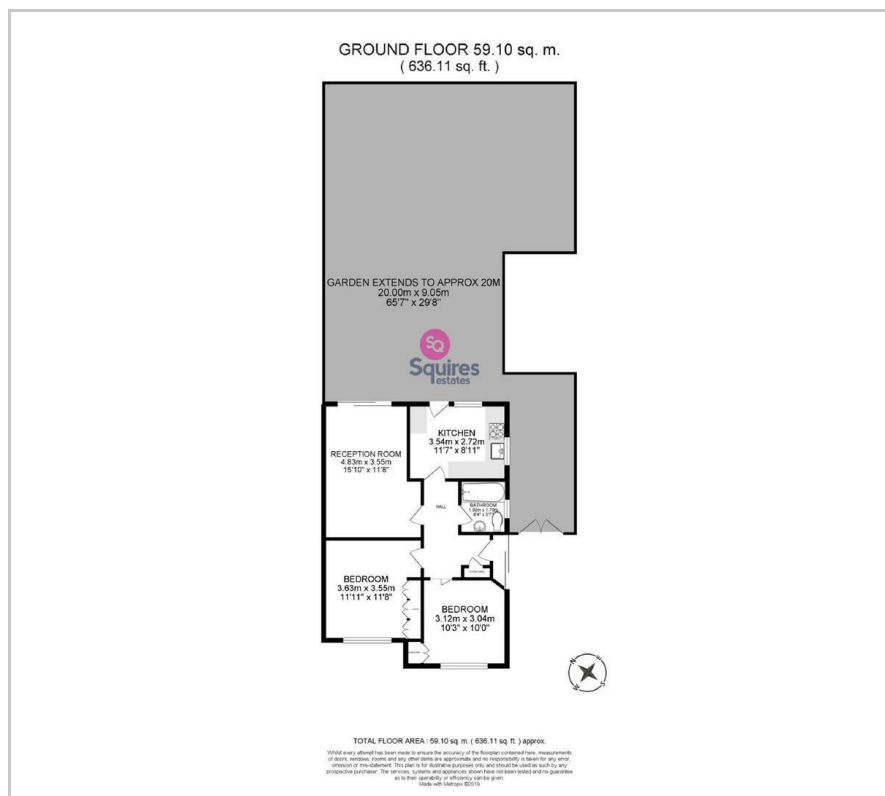
A well presented two double bedroom semi detached bungalow located on this quiet road within Mill Hill East. Modernised throughout the house benefits from a lovely rear garden with decked and patio areas. Further benefits include a modern kitchen and bathroom, wooden flooring throughout and a lovely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

Smart home features include NEST controlled heating system, Wi-Fi controlled touch panel lighting both compatible with Alexa and Google Home. House pre-wired for multi-room audio in every room and garden as well (some additional kit required if tenant wishes to utilise this feature). Off street parking for 2 cars. Offered mostly furnished and available 6th December

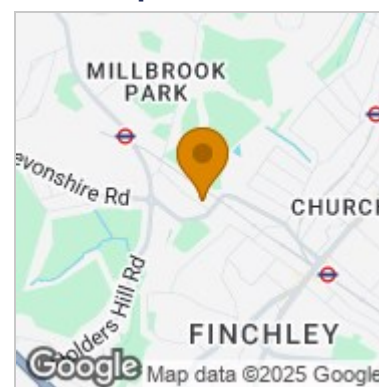
Council tax band E  
Deposit £2711.53

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

## Floor Plan



## Area Map



### Energy Efficiency Graph

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | <p>51</p>                          | <p>89</p>                                                                           |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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