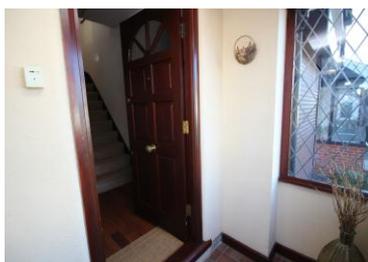
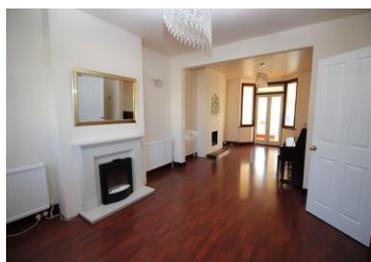


Ellesmere Avenue, London, NW7

£725,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception

IVY GATE™



**Summary:**

Ivy Gate are pleased to market this very well presented, spacious and bright 4 bedroom semi detached house located with good access to Mill Hill Broadway and The Fairway, Courtland School and Mill Hill County School catchment areas. The property has a secure porch with a front door opening into a spacious hallway. The property has wooden laminate flooring throughout and ceiling spotlights in most rooms. The ground floor accommodation comprises of: a spacious coat cupboard; a modern cloakroom with wc; a through lounge; a fitted kitchen with built-in gas hob and oven/grill, space for fridge freezer; a utility room housing a Vaillant combi-boiler with space for washing machine and additional wall and base storage units; a bright dining room with skylight; a wide reception room to the rear opening up to the beautiful 100' garden via French bi-fold doors. The first floor has: 3 bedrooms, the front bedroom has Sharps fitted wardrobes and the rear bedroom has fitted wardrobes with sliding doors; a 4 piece modern fully tiled family bathroom with a jacuzzi bath and separate shower cubicle with rain shower head, a heated towel rail. The 2nd floor has the left room which is the 4th bedroom

**Catchment of Mill Hill County School**

**3 reception rooms**

**South West facing garden**

**Ensuite shower room**

**French bi-fold doors into 100' garden**

**Family bathroom with jacuzzi bath**

# Ellesmere Avenue, London, NW7

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4 Bedrooms | 2 Bathrooms | 3 Reception

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Catchment of Mill Hill County School

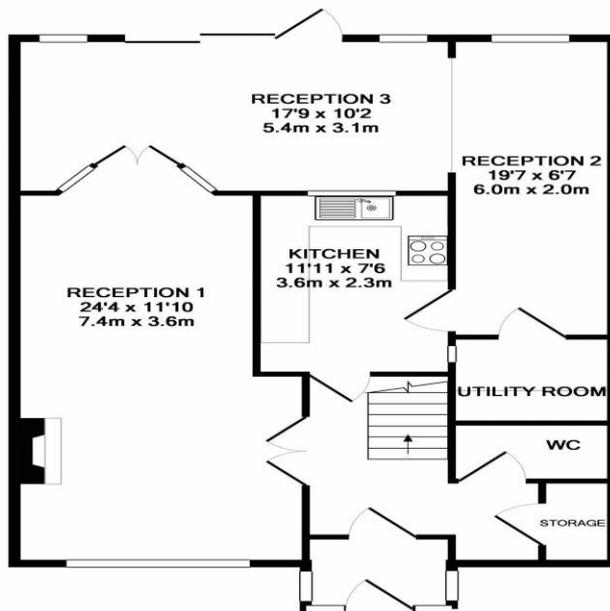
South West facing garden

French bi-fold doors into 100' garden

3 reception rooms

Ensuite shower room

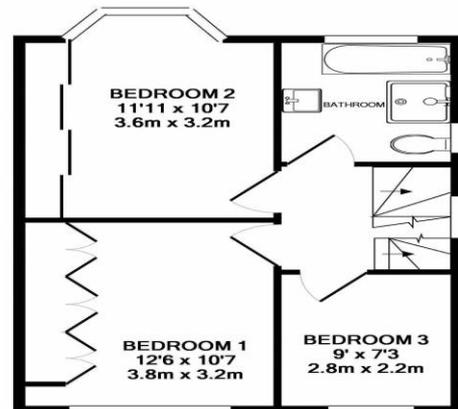
Family bathroom with jacuzzi bath



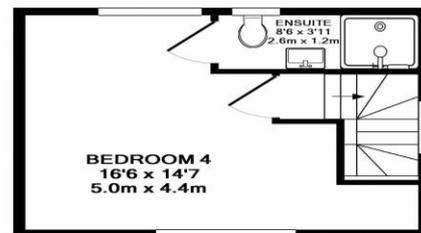
GROUND FLOOR  
APPROX. FLOOR  
AREA 857 SQ.FT.  
(79.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1539 SQ.FT. (142.9 SQ.M.)

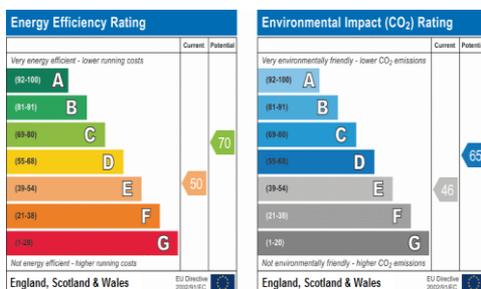
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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  
Made with Metropix ©2017



1ST FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 240 SQ.FT.  
(22.3 SQ.M.)



Tenure: Freehold

Council Tax: E

Local Authority: London Borough of Barnet

EPC Rating:

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.