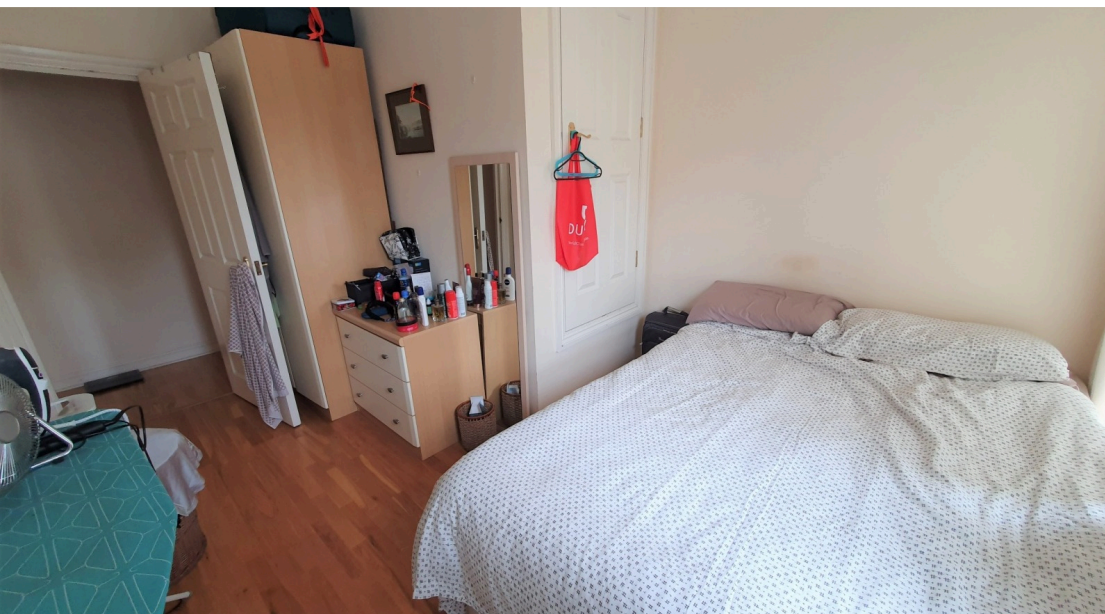




 **2**
Bedrooms

 **1**
Bathroom



Warren Bradley Estates are delighted to offer for sale this extremely well presented Two Bedroom Mews House ideally located in Monterey Close, a private Mews of 5 houses which surround a quiet courtyard within yards of Mill Hill Broadway and the fantastic amenities it has to offer including the Mill Hill Broadway Thameslink Station which provides swift and direct access to Central London.

The property benefits from a large lounge which leads to a fully fitted open plan kitchen and a guest WC. There are two bedrooms on the first floor and a modern bathroom.

Offered for sale with no upper chain an early viewing is highly recommended.

Entrance Hall

Laminate flooring, Door to reception room, stairs to first floor

Reception Room *5.50m x 5.00m (18.04ft x 16.40ft) (Including Kitchen)*

Window to front, laminate flooring, leading to open plan kitchen

Kitchen *5.50m x 5.00m (18.04ft x 16.40ft) (Including Reception Room)*

Range of base and wall units, laminate worktop, splashback tiling, single sink and drainer, plumbing for washing machine, integrated electric oven and ceramic hob, extractor hood.

Guest WC *1.50m x 0.70m (4.92ft x 2.30ft)*

Low flush WC and hand basin

First floor Landing *3.60m x 0.90m (11.81ft x 2.95ft)*

Doors to all first floor rooms, laminate flooring

Bedroom 1 *3.90m x 3.50m (12.80ft x 11.48ft)*

Window to front, laminate flooring

Bedroom 2 *3.90m x 2.60m (12.80ft x 8.53ft)*

Window to front, laminate flooring

Bathroom *2.40m x 1.80m (7.87ft x 5.91ft)*

Tiled floor, tiled walls, low flush wc, panel bath with shower attachment, hand basin.

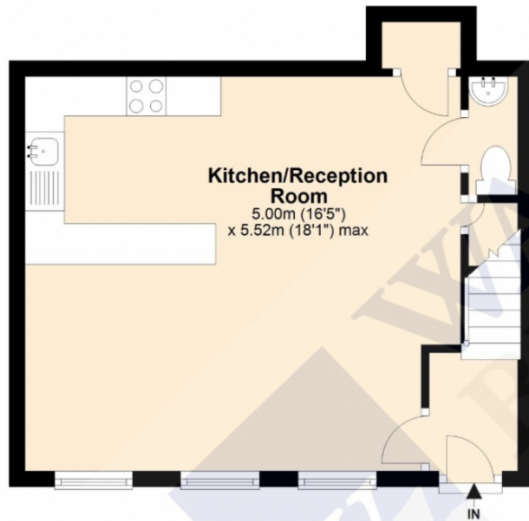
External

Residents courtyard

FREEHOLD

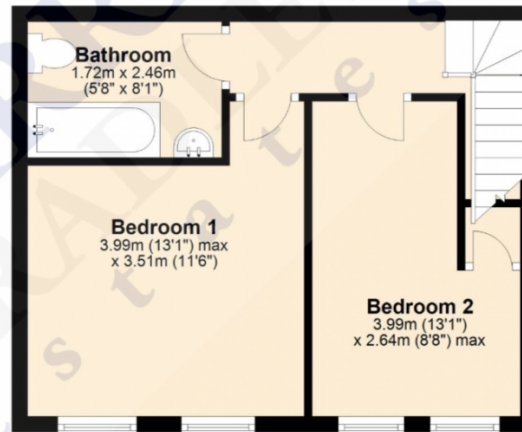
Ground Floor

Approx. 32.4 sq. metres (348.2 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



Total area: approx. 63.1 sq. metres (679.6 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

