

**19 Limes Avenue  
Mill Hill  
NW7 3NY**



An attractive and beautifully presented Four Bedroom, Three Bathroom (2 en-suite) detached family home situated in this sought after & convenient location, within a stone's throw of Mill Hill Broadway's comprehensive shopping & transport facilities, numerous coffee shops, eateries, local schools & Mill Hill Broadway station (Thameslink) and within the catchment for Mathilda Marks Kennedy.

The house has been extended and improved by the current owners to provide approx 2000 sq ft of wonderful family accommodation incorporating a fabulous open plan Kitchen/Diner, two further spacious Reception rooms, Conservatory, Master Bedroom with En-Suite Shower room and walk-in wardrobe, Guest Cloakroom, landscaped rear Garden with a southerly aspect, along with off street parking for two cars.

SOLE AGENT















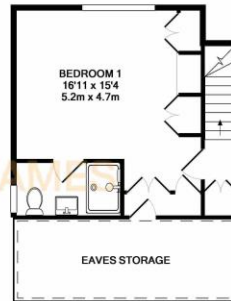
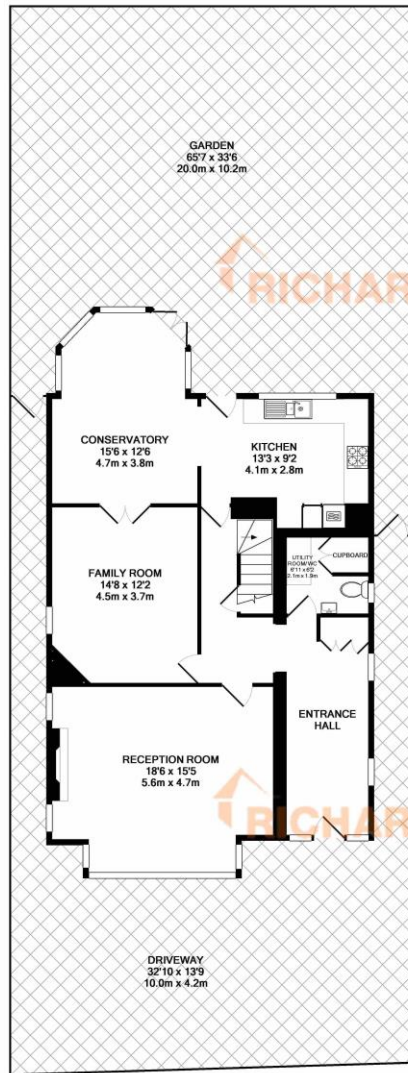






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GROUND FLOOR

1ST FLOOR

LIMES AVENUE NW7  
TOTAL APPROX. FLOOR AREA 2003 SQ.FT. (186.1 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by CML Chalk Limited. Made with Metropix ©2019



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**ACCOMMODATION**

\* DETACHED FAMILY HOUSE \* OFF STREET PARKING \*  
LANDSCAPED REAR GARDEN \* EXCELLENT CONDITION  
THROUGHOUT \* WALKING DISTANCE TO MILL HILL BROADWAY  
\* CATCHMENT FOR MATHILDA MARKS KENNEDY \*

**AMENITIES**

\* \* \* \* \*

**TERMS**

TENURE : Freehold

BOROUGH : Barnet

PRICE : £1,275,000 Subject to Contract

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular

important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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