

Sole Agent

22 Lyndhurst Avenue, Mill Hill, NW7 2AB

£899,950 Subject to Contract



A wonderful opportunity to purchase this semi-detached family home which would benefit from some refurbishment & redecoration and has the potential for various extensions, subject to planning permission, which would create a truly magnificent home.

The current accommodation is arranged over 2 floors and comprises Four Bedrooms, Family Bathroom, separate WC, Three Reception Rooms, Kitchen/Diner, Utility Room and guest Wc.

Located within a few hundred metres of Mill Hill Broadway, the house is therefore very well placed for popular local schools in both the state and private sectors. Local shopping, parkland, places of worship, and transport links including Mill Hill Broadway Thameslink Station which provides easy and fast access into central London, all also within close proximity.

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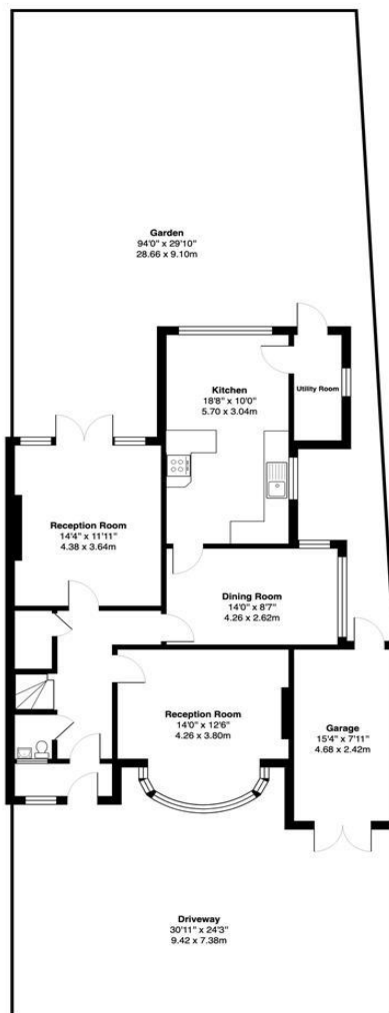


Lyndhurst Avenue NW7

Total Gross Area: 1697 ft² ... 157.6 m²

Ground Floor Area: 990 ft² ... 92.0 m²

First Floor Area: 707 ft² ... 65.7 m²



Ground Floor



First Floor

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

- SEMI DETACHED FAMILY HOME
- FAMILY BATHROOM
- THREE RECEPTION ROOMS
- GUEST WC
- OFF STREET PARKING & GARAGE

- FOUR BEDROOMS
- KITCHEN/DINER
- UTILITY ROOM
- LARGE REAR GARDEN BACKING ONTO PARKLAND
- WITHIN EASY REACH OF THE BROADWAY



PRICE: £899,950
TENURE: Freehold
COUNCIL TAX BAND: F
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.