

Sole Agent

Burtonhole Lane, Mill Hill, NW7 1AG

£1,650,000 Subject to Contract



Commanding an exceptionally wide plot is this charming and rarely available detached cottage situated in the heart of Mill Hill Village.

This wonderful family home is arranged over two floors only, 2317 sq ft/215.3 sq m, and offers scope to extend (stpp) or refurbish. The accommodation includes Four/Five Bedrooms, Two Bathrooms (1 en-suite), large Kitchen/Living/Diner, double Reception Room, Study, Conservatory and guest Wc.

Externally there is a beautiful secluded rear garden extending (width wise) to approximately 112'/34m and off street parking.

Burtonhole Lane is a quiet location close to the Totteridge Valley yet is only a short walk to Mill Hill East Underground Station (Northern Line). There are also a number of highly regarded schools in both state and private sectors within close proximity.

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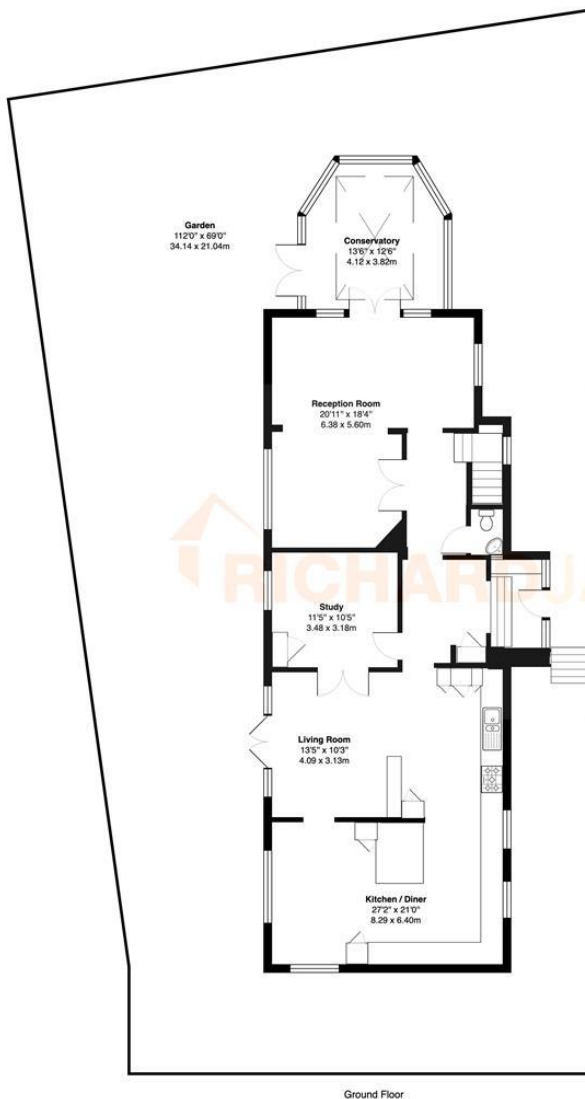


Burtonhole Lane, London, NW7

Total Gross Area: 2317 ft² ... 215.3 m²

Ground Floor Area: 1400 ft² ... 130.1 m²

First Floor Area: 917 ft² ... 85.2 m²



First Floor

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

- FOUR/FIVE BEDROOMS
- LARGE KITCHEN/DINER
- FURTHER RECEPTION ROOM
- CONSERVATORY
- OFF STREET PARKING
- TWO BATHROOMS (ONE EN-SUITE)
- DOUBLE RECEPTION ROOM
- STUDY
- SECLUDED REAR GARDEN
-



PRICE - £1,650,000
TENURE - Freehold
COUNCIL TAX BAND - G
BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(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 will 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.