

Sole Agent

91 Millway, Mill Hill, NW7 3QT
£1,395,000 Subject to Contract



A well presented 3297 SQFT / 306.3 SQM double fronted detached family home located on a sought after turning within easy reach of the amenities in The Broadway.

The house affords bright and well planned accommodation over 3 floors. The ground floor includes a 26'8 Kitchen / Breakfast Room, 30,10 double reception room, Living room, Office, Utility Room and guest Wc.

The remainder of the house comprises a Master Bedroom suite with en-suite Bathroom and Dressing Room, Three further Bedrooms and Two further Bathrooms.

Externally there is a well landscaped south westerly facing rear Garden. Off street parking for 2/3 cars is to the front of the property.

The house is within a few hundred metres of Mill Hill Broadway Station. Popular local schools in both state and private sectors are within easy reach as are places of worship, Marks and Spencer and Anytime Gym.

Council Tax Band G

T: 020 8959 9191

E: enquiries@richardjames.biz

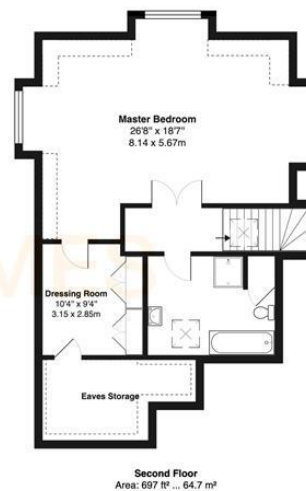
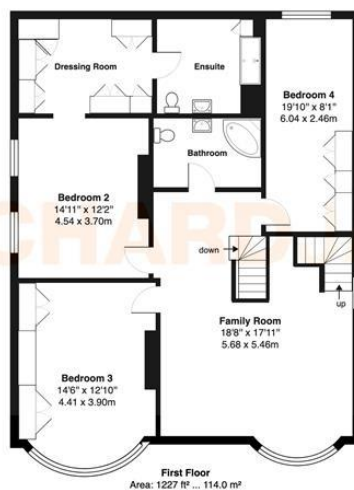
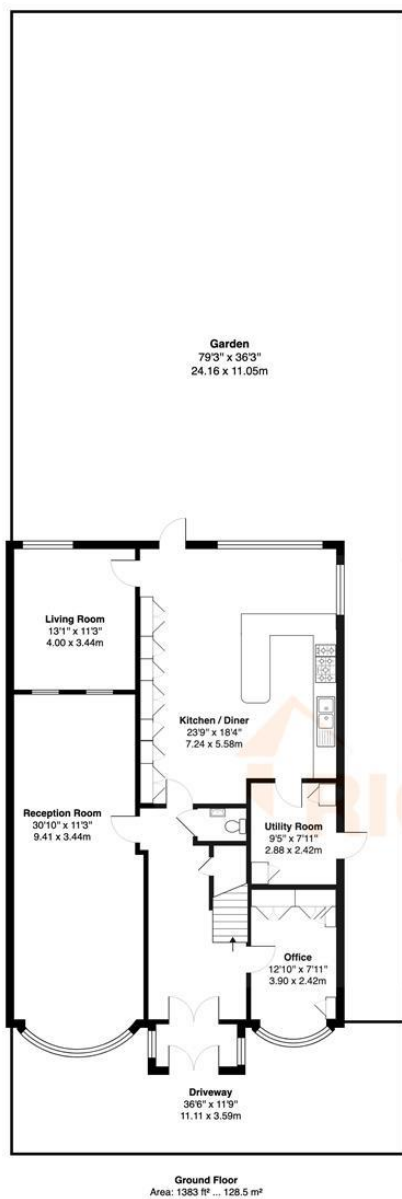
21. the broadway . mill hill . nw7 3da



follow us!







Restricted height under 1.50 m

Millway, NW7

Total Gross Area: 3297 sq ft ... 306.3 sq m
(Excluding eaves storage)

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

- DETACHED FAMILY HOUSE
- SOUTH FACING LANDSCAPED REAR GARDEN
- 3297 SQFT / 306.3 SQM
- THREE BATHROOMS (ONE EN SUITE)
- GUEST WC

- OFF STREET PARKING
- WALKING DISTANCE TO MILL HILL BROADWAY
- FOUR BEDROOMS
- UTILITY ROOM



PRICE - £1,395,000
TENURE - Freehold
COUNCIL TAX BAND - G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	82
		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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.