

**Sole Agent**

**6 Bramley Close, Mill Hill, NW7 4BR**

**£1,695,000 Subject to Contract**



Securely set within a gated cul de sac of just 8 houses is this very well presented rarely available 2668 sq ft/ 247.9 sq m, Six Bedroom detached family home offering bright, well planned accommodation over Three levels.

Built by Banner Homes, the house is ideally located for popular local schools, including Courtland and Mill Hill County.

The accommodation includes Principal Bedroom suite with Dressing Room, large fitted Bathroom and Balcony, Five further Bedrooms, Three further Bathrooms (1 en-suite), Kitchen/Breakfast/family room, Reception Room, Utility Room and Guest Wc.

Externally there is a pretty, south west facing landscaped rear Garden with large terrace, off street parking and integral Garage.

Council tax band H

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Bramley Close, NW7

Total Gross Area: 2668 sq ft ... 247.9 sq m

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 WEST FACING LANDSCAPED REAR GARDEN
- SIX BEDROOMS
- UTILITY ROOM
- OFF STREET PARKING

- GATED DEVELOPMENT
- INTEGRAL GARAGE
- FOUR BATHROOMS (TWO EN SUITE)
- GUEST WC
- KITCHEN / BREAKFAST / FAMILY ROOM



**PRICE - £1,695,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - H**  
**LONDON BOROUGH OF BARNET**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.*