

Sole Agent

87 The Reddings, Mill Hill, NW7 4JP

£1,100,000 Subject to Contract



Located towards the summit of this popular tree lined road, a well proportioned detached family home.

Currently arranged over 2 floors, the house is sold with the benefit of full planning permission to extend the house on both the ground and first floors (for full plans please request from the office)

The existing accommodation comprises Three Bedrooms, Family Bathroom, Two Reception Rooms, Kitchen/Breakfast Room, Utility Room and guest Wc.

Externally there is the most magnificent garden which extends to approximately 111'34m, off street parking and integral Garage.

The Reddings is close to popular local schools including Courtland, Etz Chaim and Mill Hill County. The open spaces of Mill Hill Park and Arrandene are within easy reach as are the amenities at Mill Hill Broadway.

Council Tax Band G

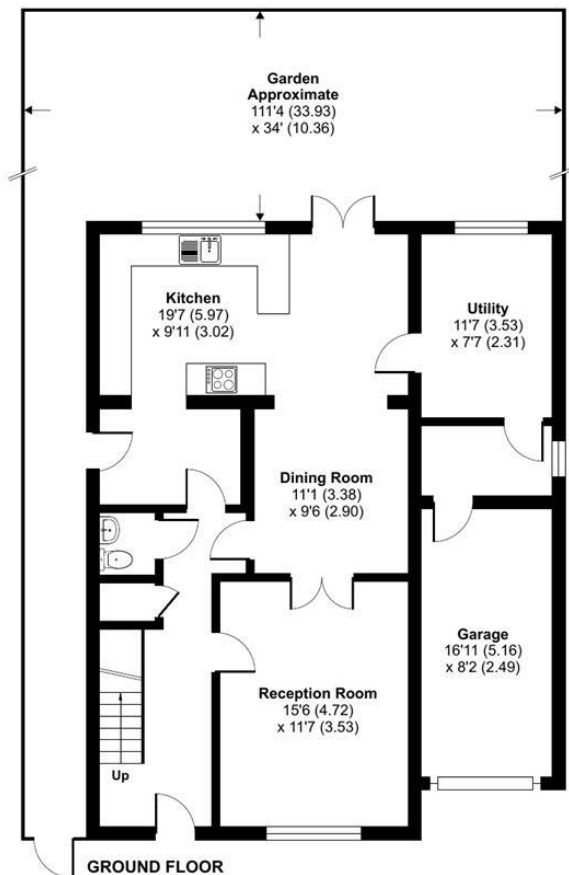
T: _____

E: enquiries@richardjames.biz

21. the broadway . mill hill . nw7 3da







Approximate Area = 1535 sq ft / 142.6 sq m (includes garage)
 Limited Use Area(s) = 154 sq ft / 14.3 sq m
 Total = 1689 sq ft / 156.9 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richard James Estate Agents Ltd. REF: 945236

- THREE BEDROOMS
- FAMILY BATHROOM
- UTILITY ROOM
- STUNNING LARGE REAR GARDEN
- OFF STREET PARKING

- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GUEST WC
- INTEGRAL GARAGE
- CLOSE TO POPULAR LOCAL SCHOOLS INCLUDING COURTLAND AND MILL HILL COUNTY



PRICE - £1,100,000
TENURE - Freehold
COUNCIL TAX BAND - G
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	39	
(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.