

Sole Agent

39 Parkside, Mill Hill, NW7 2LN

£2,500,000 Subject to Contract



A smart double fronted detached family home located on one of Mill Hill's most sought after turnings.

Having recently been the subject of a full renovation and extension to a high standard, the house has numerous noteworthy features including a breathtaking 8m open plan kitchen /diner extension with 4.5m ceiling height and full-height Crittal steel doors.

The house also retains many period and character features with the original house also featuring 2.9m ceiling heights.

Offered for sale with no upper chain this magnificent home is arranged over 3382 sq ft/314.2 sq m. The accommodation comprise Five Bedrooms, Three Bathrooms, Three Reception Rooms, Boot Room, guest Wc and Storage/Utility Room.

Externally there is off street parking and rear Garden which extends to approximately 78'/24m.

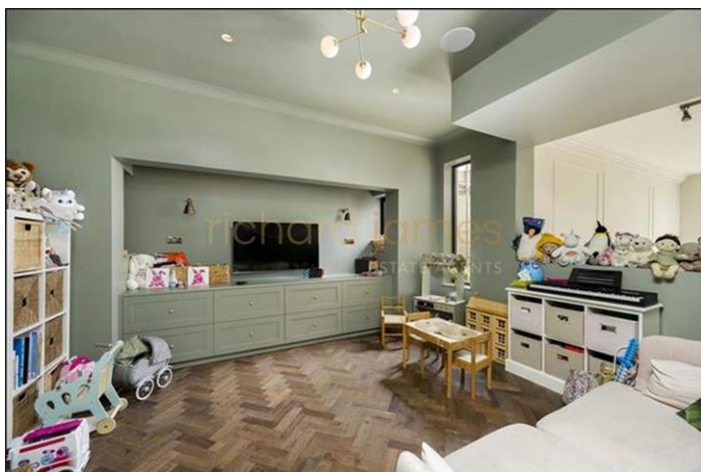
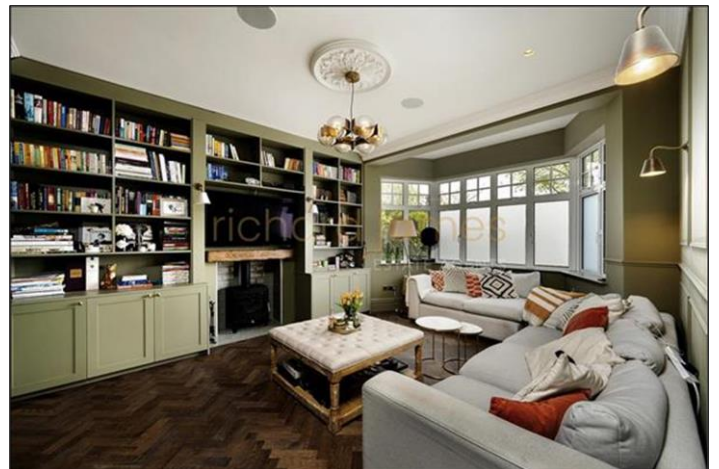
Parkside is perfectly located for various local schools in both private and state sectors. Mill Hill Park and Arrandene open space are both within a stone's throw. The amenities at Mill Hill Broadway including Thameslink Station, Marks and Spencer, places of worship and 2 gymnasiums are within approximately 2/3 of a mile.

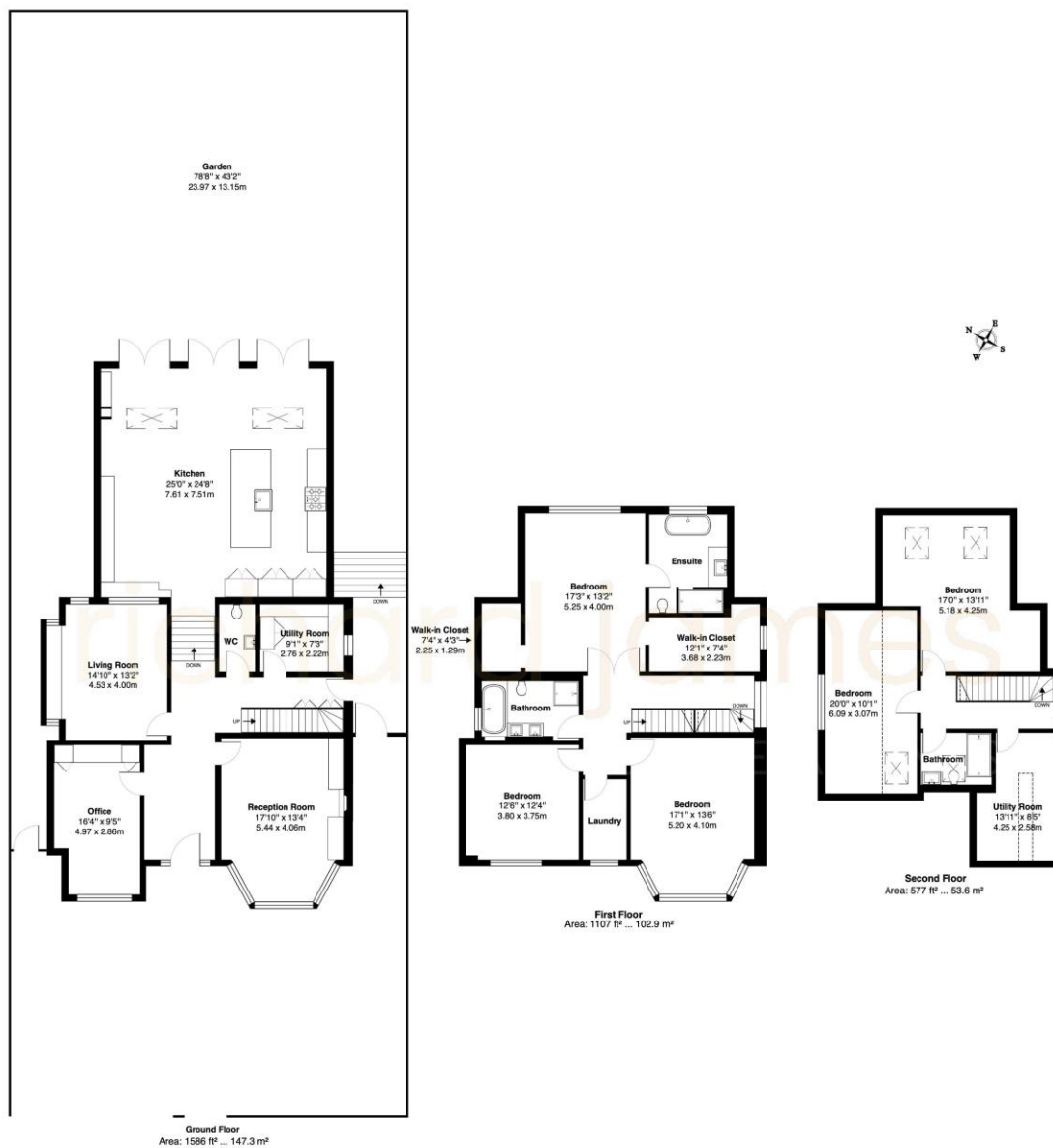
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Parkside NW7

Total Gross Area 3382 sq ft ... 314.2 sq m

Floor plans are for identification and guidance purposes only, not to scale. Compliant RICS code of measuring practice.

- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- BOOT ROOM
- STORAGE /UTILITY ROOM
- REAR GARDEN

- OPEN PLAN KITCHEN/DINER
- THREE BATHROOMS
- GUEST WC
- OFF STREET PARKING
-



PRICE - £2,500,000
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	76	80
(55-68)	D		
(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.