

Sole Agent

2E Hankins Lane, Mill Hill, NW7 3AE

£1,895,000 Subject to Contract



A large, 3371 sq ft/313.2 sq m, detached family home built circa 2006 by Messrs W E Black.

Arranged over 3 levels the house offers bright, versatile modern living to include Principal Bedroom with en-suite Dressing area and Bathroom, Four further Bedrooms, Three further Bathrooms (1 en-suite), Two Reception Rooms, large Kitchen/Diner, Utility Room and guest Wc.

The house is ideally located for popular local schools , including Courtland, Mill Hill County and The Mill Hill Foundation.

Amenities include pretty landscaped rear Garden, Terrace, off street parking, integral Garage and large storage areas.

Hankins Lane is well placed for various local amenity and offers easy access to the A1, M1 and A41. Places of worship, Golf Courses and open Parkland are also within close proximity.

Council tax band H.

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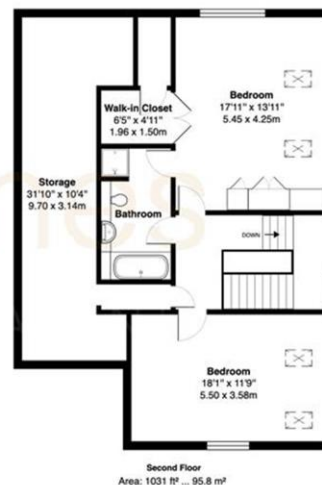
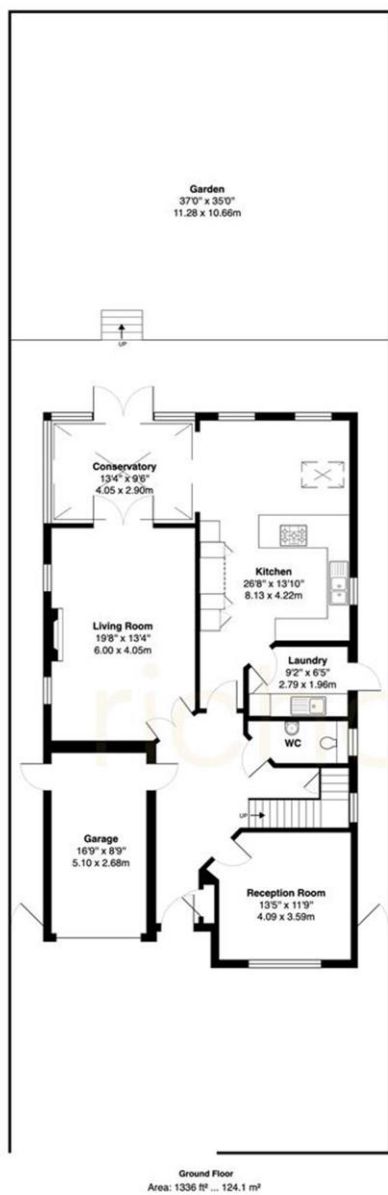
21. the broadway . mill hill . nw7 3da



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Hankins Lane NW7

Total Gross Area : 3371 sq ft ... 313.2 sq m

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

- DEATCHED FAMILY HOME
- PRINCIPAL BEDROOM SUITE
- THREE FURTHER BATHROOMS (1 EN-SUITE)
- TWO RECEPTION ROOMS
- 3371 SQ FT/313.2 SQ M
- FOUR FURTHER BEDROOMS
- LARGE KITCHEN/DINER
- OFF STREET PARKING & INTEGRAL GARAGE

- PRETTY REAR GARDEN

- CLOSE TO POPULAR LOCAL SCHOOLS



PRICE - £1,895,000
TENURE - Freehold
COUNCIL TAX BAND H
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 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.