

**Sole Agent**

**4 Courtgate Close, Mill Hill, NW7 2JZ**

**£2,995,000 Subject to Contract**



A rare opportunity to acquire this well built detached family home which forms part of a small gated development within a stone's throw of The Broadway.

Built by Messrs Banner Homes on the site of the old Mill Hill Tennis Club in 2003/4, there are only 5 houses within the Close with our clients house having been well maintained and improved since they purchased directly from the developer.

The accommodation is spread over 3 floors, 3877 sq ft/360.1 sq m and includes a beautiful Kitchen/Diner, formal Reception Room, Tv/Family Room, Dining Room, air conditioned Principal Bedroom suite with his and hers walk in wardrobes and en-suite Bathroom, Five further Bedrooms, Three further Bathrooms (2 en-suite), Utility Room and guest Wc.

Externally there is off street parking, double width integral Garage and landscaped West facing rear Garden.

Courtgate Close is off Flower Lane, within a stone's throw of the amenities at The Broadway including places of worship,

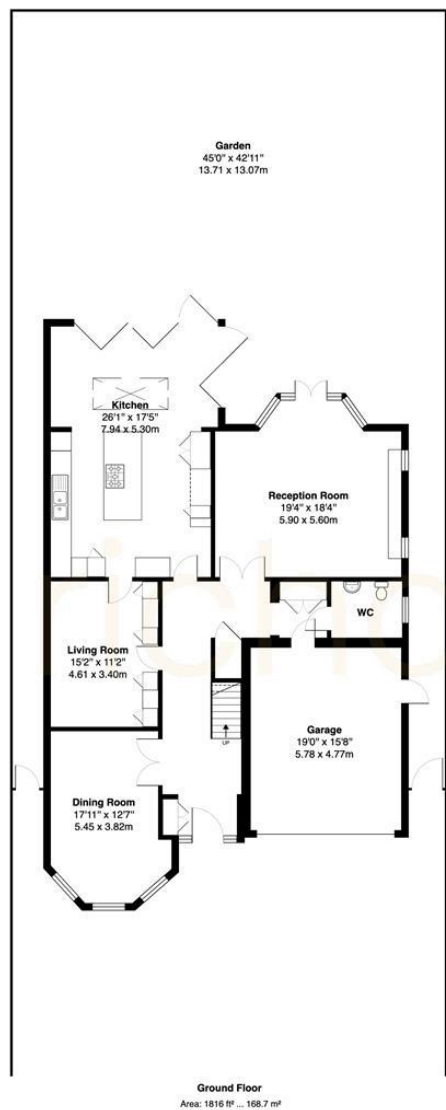
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Courtgate Close NW7

Total Gross Area: 3877 ft<sup>2</sup> ... 360.1 m<sup>2</sup> (excluding eaves storage)

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

- DETACHED FAMILY HOUSE
- FIVE FURTHER BEDROOMS
- KITCHEN/DINER
- OFF STREET PARKING
- PRINCIPAL BEDROOM WITH EN-SUITE DRESSING ROOMS & BATHROOM
- THREE FURTHER BATHROOMS (2 EN-SUITE)
- THREE RECEPTION ROOMS
- DOUBLE WIDTH INTEGRAL GARAGE

- LANDSCAPED WEST FACING REAR GARDEN
- WITHIN A STONE'S THROW OF THE BROADWAY



**PRICE - £2,995,000**  
**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	80	84
(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.*

richard  
james  
ESTATE AGENTS