

Sole Agent

86 Millway, London, NW7 3JJ

£1,395,000 Subject to Contract



On the market for the first time in over 35 years is this large, wonderfully located, semi detached family home on one of Mill Hill's most sought after turnings.

Its spacious rooms, with high ceilings and character throughout, have been maintained to a high standard. There is substantial potential to extend the house if necessary, subject to planning permission, which would further elevate what is already a truly magnificent family home in the heart of Mill Hill.

The current accommodation is arranged over 3 floors, 2442 sq ft/226.8 sq m and comprises Five Bedrooms, Two Bathrooms (1 en-suite), Three Reception Rooms, charming Entrance Hall, Kitchen/Breakfast Room, Utility Room and Guest WC.

Externally, there is off street parking for several cars, a large garage and a stunning, mature, rear Garden which extends to approximately 105ft/32m.

Situated a stone's throw from Mill Hill Broadway, this house is perfectly placed for popular local schools in both the state and private sectors. Local shopping, popular restaurants, places of worship and transport links are all within close

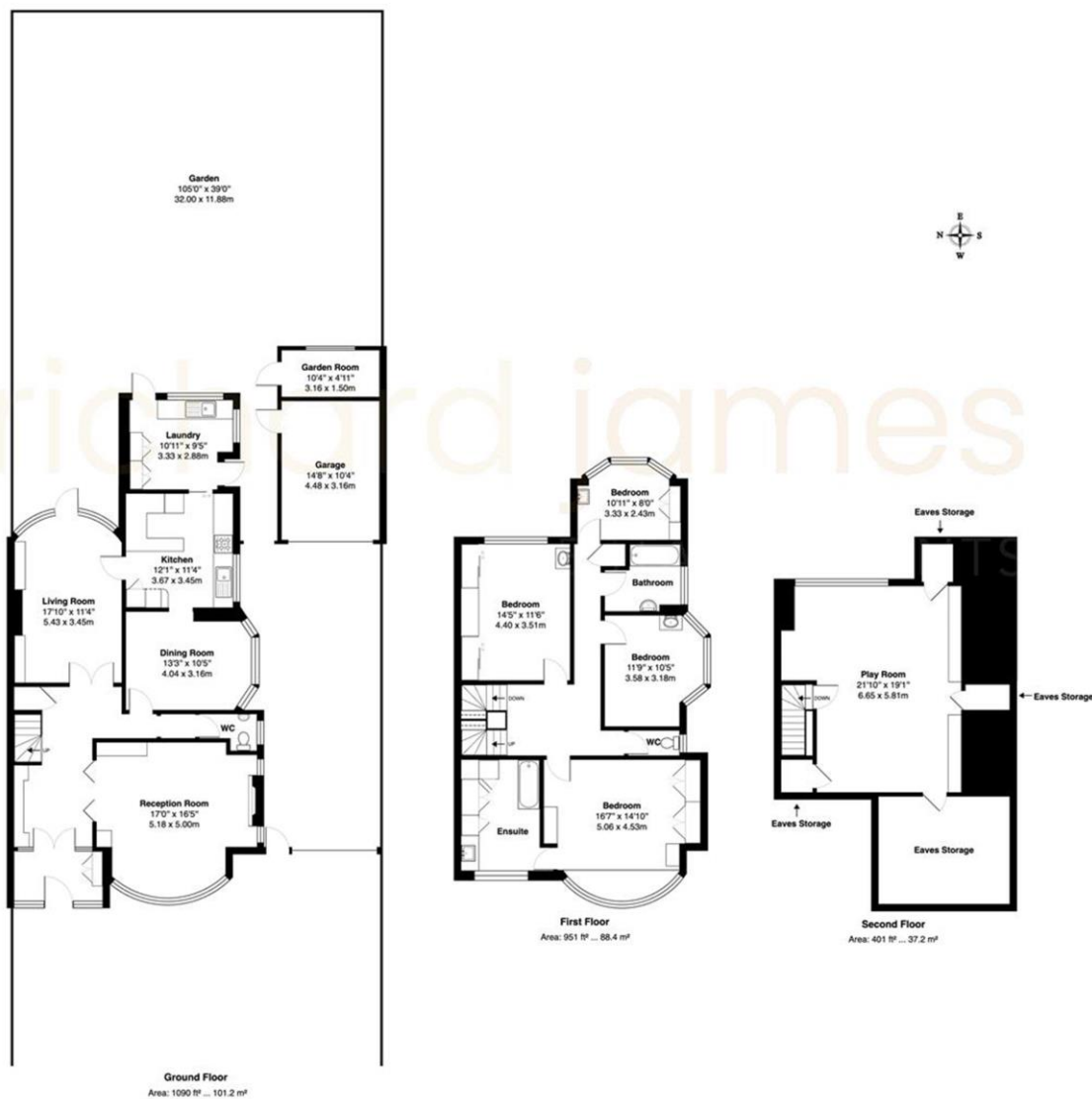
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Millway NW7

Total Gross Area: 2442 ft² ... 226.8 m² (excluding eaves storage, garden room, garage)

Total area including outbuilding 2650 sq ft ... 246.2 sq m

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

- SEMI DETACHED HOUSES SITUATED ON A WIDE PLOT
- TWO BATHROOMS (1 EN-SUITE)
- THREE RECEPTION ROOMS
- GARAGE WITH OFF STREET PARKING FOR SEVERAL CARS
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- SCOPE TO EXTEND TO THE REAR AND SIDE (STTp)

- WITHIN A STONES THROW OF MILL HILL BROADWAY'S FACILITIES INCLUDING THE THAMES LINK STATION



PRICE - £1,395,000
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		
(55-68)	D		
(39-54)	E	41	43
(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.