

Sole Agent

70 Flower Lane, Mill Hill, NW7 2JL

£1,350,000 Subject to Contract



A rare opportunity to purchase this immaculately presented semi detached family within a stone's throw of Mill Hill Broadway's shopping facilities and Thameslink station.

Arranged over 2271 sq ft/210.9 sq m, the accommodation includes Principal Bedroom suite with en-suite Shower Room and separate Dressing Room , Four further Bedrooms, Two further Bathrooms (one en-suite), stunning 29' Kitchen/Lifestyle Room, Tv/Family Room, large Entrance Hall, Utility Room and guest Wc.

Externally there is off street parking for several cars, and a landscaped rear garden.

Flower Lane is close to popular local schools in both state and private sectors and is within easy reach of places of worship, Mill Hill Park and various other local amenities.

Council tax band F

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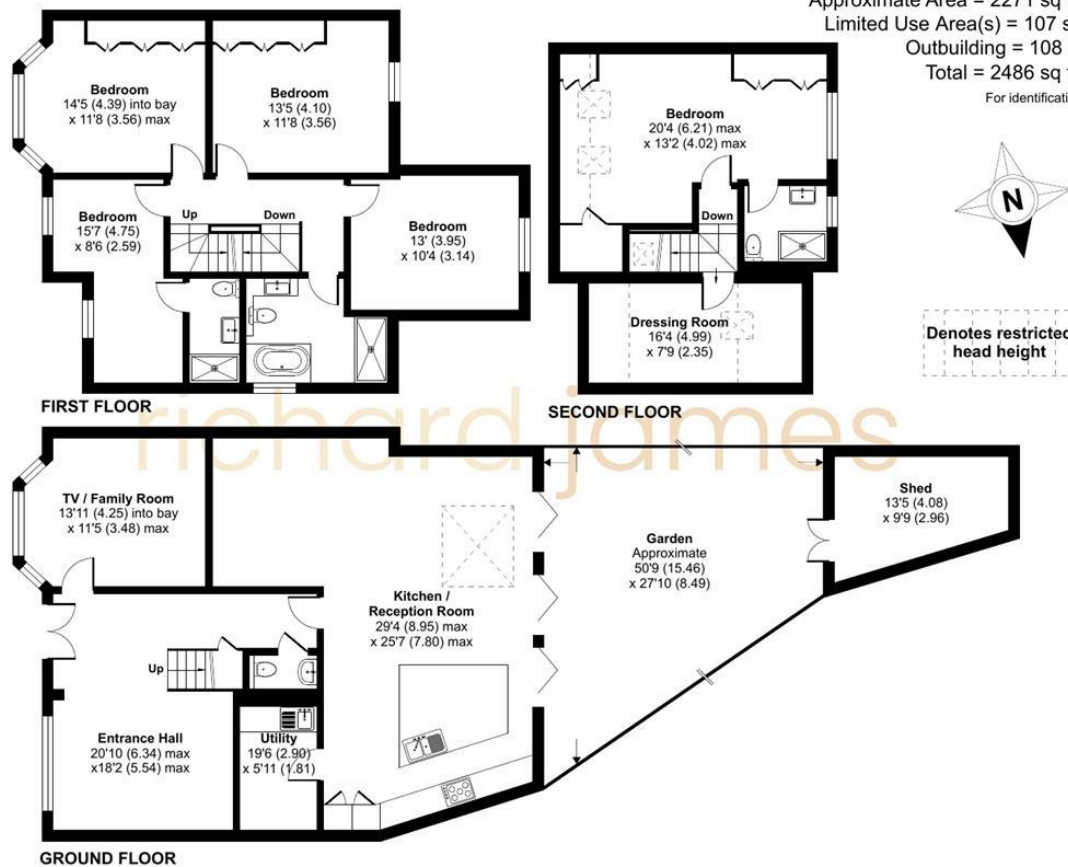
E: enquiries@richardjames.biz

21. the broadway . mill hill . nw7 3da





Approximate Area = 2271 sq ft / 210.9 sq m
 Limited Use Area(s) = 107 sq ft / 9.9 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 2486 sq ft / 230.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1083325

- BEAUTIFULLY PRESENTED FAMILY HOME
- THREE BATHROOMS (2 EN-SUITE)
- TV/FAMILY ROOM
- UTILITY ROOM
- OFF STREET PARKING
- FIVE BEDROOMS
- 29'4 X 25'7 KITCHEN/LIFESTYLE ROOM
- LARGE ENTRANCE HALL
- GUEST WC
- PARTIAL VIEWS OF MILL HILL PARK



PRICE - £1,350,000
TENURE - Freehold
COUNCIL TAX BAND - F
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	83
(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.