



**43 Uphill Road, NW7 4PR**

**£2,300,000**

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

Richard James are delighted to present a rare opportunity to acquire this beautiful early 20th Century house on one of Mill Hill's most premier roads.

This magnificent 2752 sq ft/255.7 sq m Edwardian styled detached family home is currently arranged to provide 6 Bedrooms and 4 Bathrooms (3 en-suite), a large entrance hall, Three formal Reception Rooms, wonderful Kitchen/Breakfast Room, Utility Room and Guest Wc.

Externally there is ample off street parking, car port and a stunning south westerly facing rear Garden which extends to approximately 130'/40m.


The property has plenty of scope to extend, subject to the necessary planning permissions.

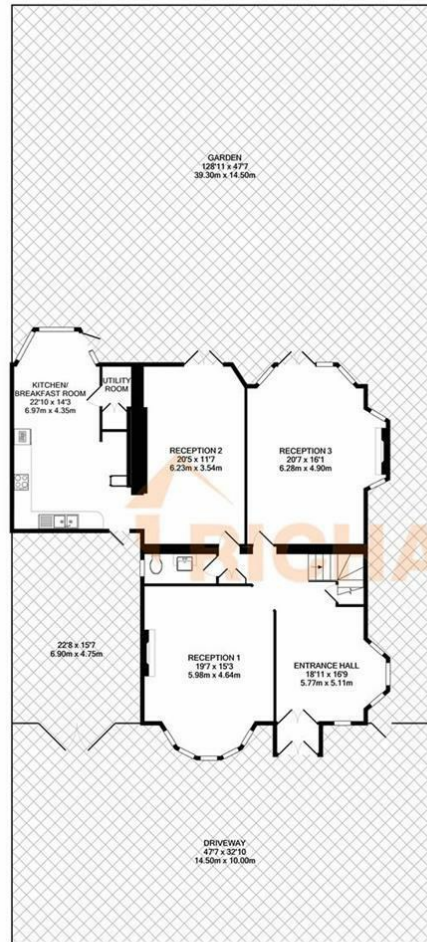
## Key Features

- DETACHED FAMILY HOUSE
- LANDSCAPED GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- MILL HILL'S FINEST TURNING
- OFF STREET PARKING
- SCOPE FOR VARIOUS EXTENSIONS STPP

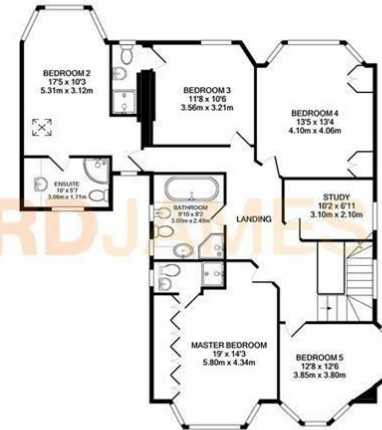
## Important Information

- **Price:** £2,300,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1108 SQ. FT.  
(103.9 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1106 SQ. FT.  
(103.8 SQ. M.)

UPHILL ROAD NW7  
TOTAL APPROX. FLOOR AREA 2214 SQ. FT. (207.7 SQ. M.)

Floorplans are for identification and guidance purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by CMA Check Limited. Drawn with Metaplan©2020.



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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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