



**57 Marsh Lane, NW7 4QG**

**£2,250,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

An outstanding 5000 sqft (approx) detached family home occupying a wide plot on one of Mill Hill's most sought after roads, securely set behind remotely operated gates, and within approximately a mile of Mill Hill Broadway.

Having been subject of a ground up refurbishment and extension within the last 3 years the house now provides modern family living, over 3 levels with many wonderful features, including an 8 seat cinema and gym complex.

The house has 7 Bedrooms, 5 Bathrooms (3 en-suite), a stunning 27x27 Kitchen/Family Room with bi-fold doors leading onto the Garden and versatile, well planned, bright, entertaining space.


Underfloor heating runs throughout the ground floor and all bathrooms of the property with Sonos sound system and CCTV throughout.

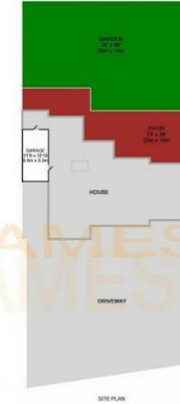
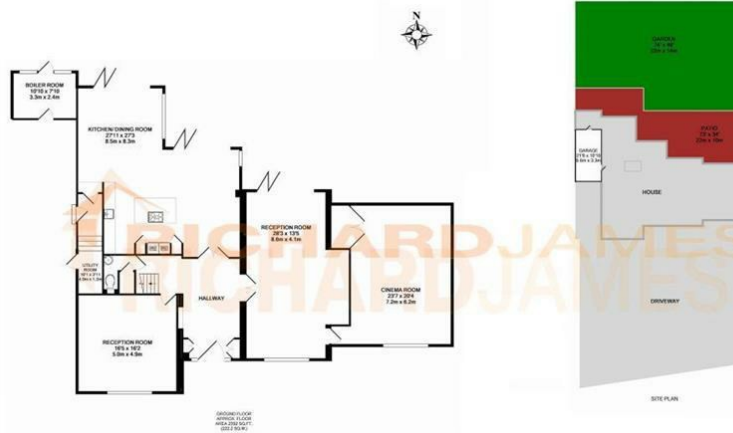
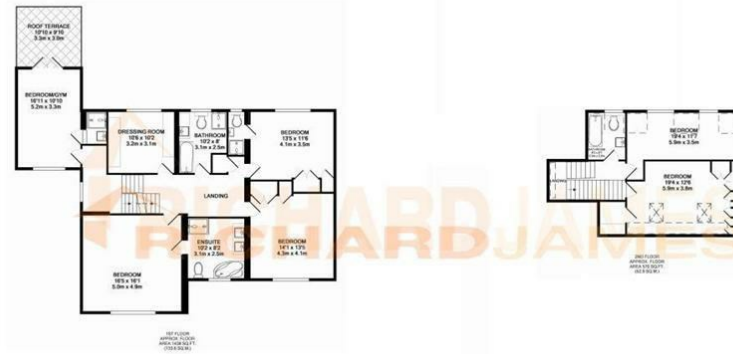
## Key Features

- SIX/SEVEN BEDROOMS
- 27' X 27' KITCHEN/FAMILY ROOM
- PARKING & INTEGRAL GARAGE
- FIVE BATHROOMS (3 EN-SUITE)
- VERSATILE LIVING SPACE
- LANDSCAPED REAR GARDEN

## Important Information

- **Price:** £2,250,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **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 	



MURSH LANE NW7

These plans, drawings and floor plans are for the purpose of the offer only. They do not constitute an offer, nor do they constitute an offer of any other financial product or service. They are not intended to be used as a basis for any investment or other financial decision. The plans are for illustrative purposes only and should be used as a guide only. The actual dimensions and specifications shown here may vary from those shown on the plans and drawings. See also the EPC and other information provided.

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 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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