



9 Eleanor Crescent, NW7 1AH

£1,395,000

**richard
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Property Description

Nestled in this quiet idyllic road, in the heart of Mill Hill Village, is this detached house featuring a simply stunning Garden with southerly aspect and ample off street parking via driveway and double Garage.

The well presented accommodation comprises Three Bedrooms (air conditioned main), Two Bathrooms (1 en-suite), fully fitted Kitchen/Breakfast Room, large Reception/Dining Room, 2nd Reception/Tv/Room and guest Wc.

Whilst already over 2000 sq ft planning permission has been granted to extend/reconfigure the house (see attached plans), adding additional size and value.

Eleanor Crescent is a truly magnificent location within easy reach of Central London by road, bus or train (Mill Hill East Norther Line) yet surrounded by open countryside of The Darlands Nature Reserve and Folly Brook . Finchley Nurseries and farm shop is within a stone's throw with Waitrose and Virgin Active Gym both within about 1/2 a mile.

Key Features

- DETACHED
- TWO BATHROOMS
- KITCHEN /BREAKFAST ROOM
- APPROX 95" STUNNING GARDEN WITH SOUTHERLY ASPECT
- AMPLE OFF STREET PARKING
- THREE BEDROOMS (MAIN WITH AIR CON)
- LARGE RECEPTION/DINING ROOM
- 2ND RECEPTION/TVROOM
- DOUBLE GARAGE
- TRANQUIL ROAD IN HEART OF MILL HILL VILLAGE

Important Information

- **Price:** £1,395,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

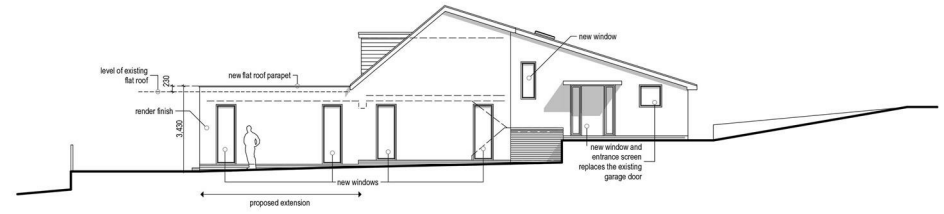






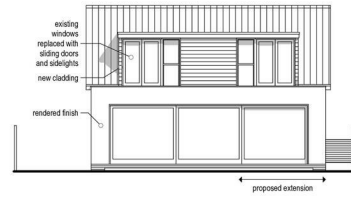
proposed south elevation

1:100



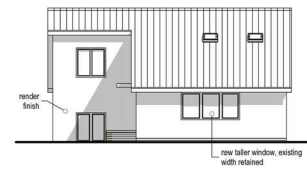
proposed north elevation

1:100



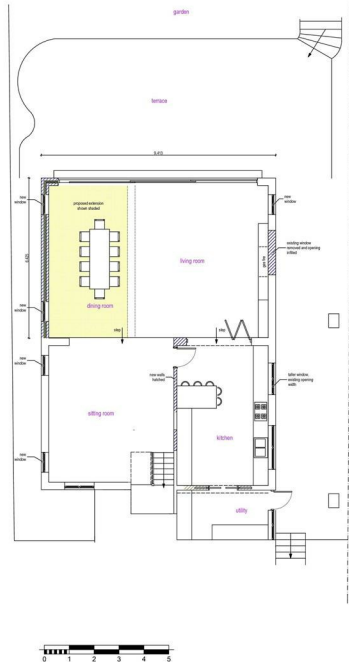
proposed rear (east) elevation

1:100



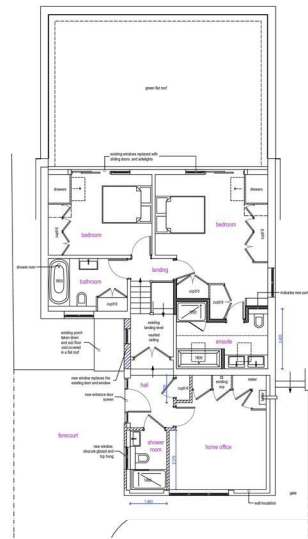
proposed front (west) elevation

1:100



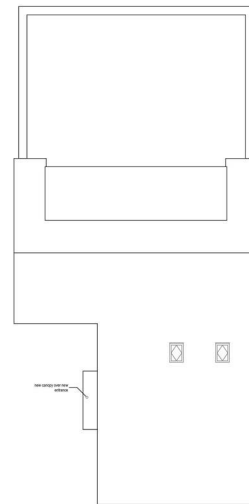
proposed lower ground floor plan

1:100



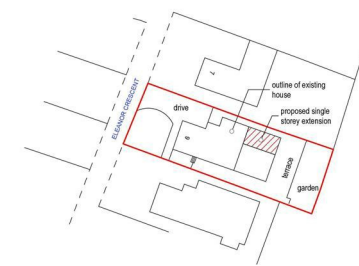
proposed upper ground floor plan

1:100



proposed roof plan

1:100



block plan

1:500

SUBJECT TO PLANNING APPROVAL

DANIEL AGUILAR architectural services
acre cottage acre road carton newmarket suffolk cb99H

t: 07860140954 e: dagular@stabletech.com

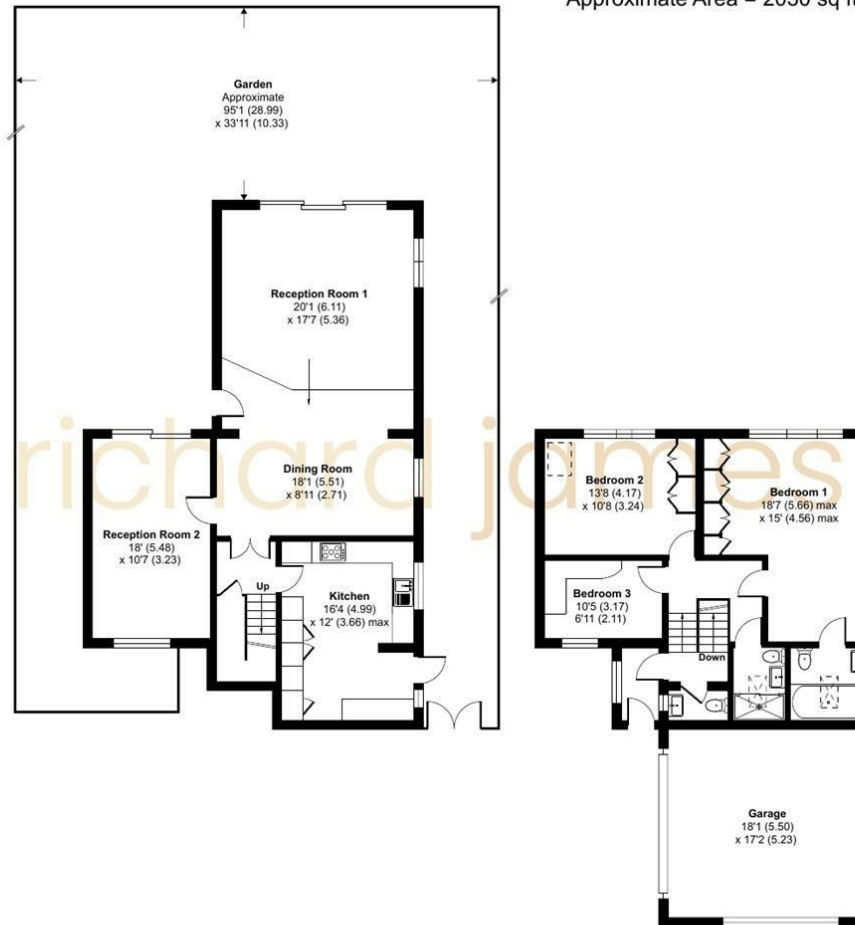
client: Mr. R. Froomberg
job: rear extension and renovations
9 Eleanor Crescent
Mill Hill, London

drawing:
proposed plans
and elevations

scale: as shown
date: December 2018
drawn: J.A.
job no.: 1001
dsg no.: 01
rev: 1

Approximate Area = 2030 sq ft / 188.5 sq m (including garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1306051

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 obt ain 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 i n 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.

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