



56 Uphill Grove, Mill Hill, NW7 4NJ

£949,950

**richard
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Property Description

A rare opportunity to purchase this chain free detached family house situated on one of Mill Hill's premier roads, within approximately 1/2 a mile of the amenities at Mill Hill Broadway.

The house lends itself to various extensions subject to the usual necessary consents.

This lovely family home is currently arranged as Three Bedroom, one Bathroom, Two Reception Rooms, Kitchen and guest Wc.

Externally there is a mature rear Garden, Off Street Parking for Two Cars.


Popular local schools, including Courtland, Mill Hill County and Etz Chaim are all close by as are places of worship, Mill Hill Park and Arrandene open space.

Key Features

- DETACHED FAMILY HOUSE
- LANDSCAPED REAR GARDEN
- SCOPE FOR VARIOUS EXTENSIONS STPP
- SOUGHT AFTER LOCATION
- FAMILY BATHROOM
- OFF STREET PARKING FOR TWO CARS
- CLOSE TO LOCAL AMENITIES
- GUEST WC
- THREE BEDROOMS
- CHAIN FREE

Important Information

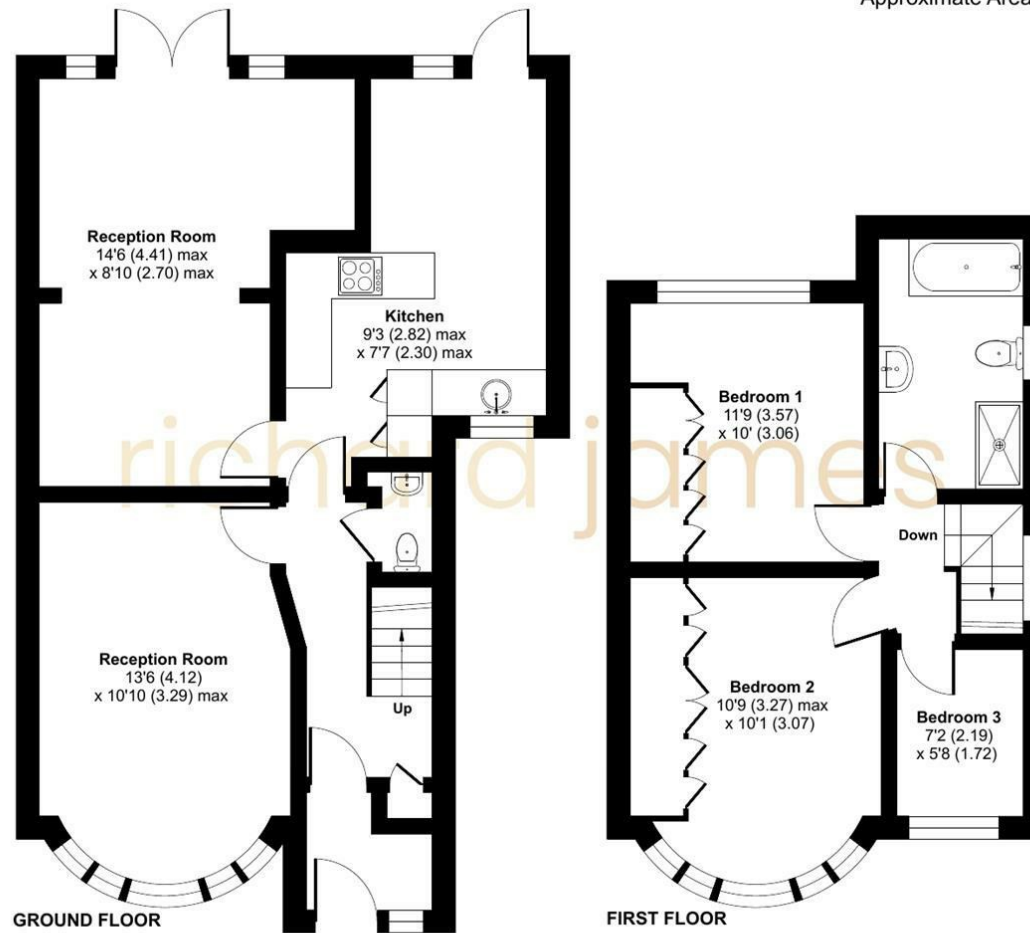
- **Price:** £949,950
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Approximate Area = 1059 sq ft / 98.3 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). ©nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1131893

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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