



**8 The Reddings, NW7 4JR**

**£850,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A rare opportunity to create your own masterpiece in one of Mill Hill's most sought after roads, off Lawrence Street and therefore within approximately 0.8 of a mile of Mill Hill Broadway.

Offered for sale with no upper chain, this detached family home is currently arranged over two floors only but is sold with the benefit of full planning permission which would extend the house to provide Five Bedrooms with Three Bathrooms and modern open plan living on the ground floor.

The Reddings is conveniently located close to popular local schools including Courtland, Mill Hill County and Etz Chaim. The amenities at Mill Hill Broadway including The Thameslink Station are within walking distance as are the open spaces of Mill Hill Park and Arrandene and various places of worship.


Joint Sole Agent

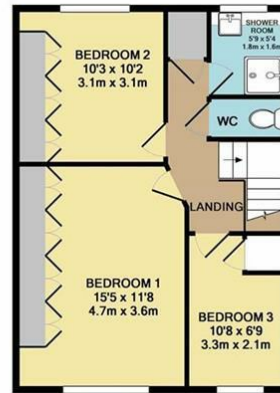
## Key Features

- DETACHED FAMILY HOUSE
- CURRENTLY WITH 3 BEDROOMS BUT PLANNING FOR 5
- TWO RECEPTION ROOMS
- KITCHEN
- OFF STREET PARKING & GARAGE
- APPROXIMATELY 65' REAR GARDEN
- WITHIN WALKING DISTANCE OF MILL HILL BROADWAY STATION
- CLOSE TO POPULAR LOCAL SCHOOLS INCLUDING COURTLAND, MILL HILL COUNTY & ETZ CHAIM

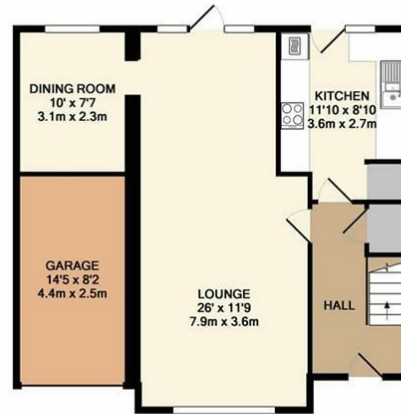
## Important Information

- **Price:** £850,000
- **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 	



1ST FLOOR



GROUND FLOOR

THE REDDINGS NW7  
 TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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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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