



**56 Flower Lane, NW7 2JL**

**£1,495,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

Commanding a wide plot on a sought after tree lined road, within a stone's throw of the amenities at Mill Hill Broadway, arranged over 2429 sq ft/225.7 sq m is this stunning family house having been the subject of extensive refurbishment within the last few years.

Offering bright, well planned family accommodation over two floors only but with scope to extend into the loft space if required and STPP the house is currently arranged as Four Bedrooms, Two Bathrooms (1 en-suite), Two separate Reception Rooms, Utility Room, Guest Wc and a beautiful, air conditioned Kitchen/Living/Dining area leading onto a Playroom.

Flower Lane is within a few hundred metres of Mill Hill Broadway with its trendy boutiques, fashionable coffee shops, places of worship and Thameslink Station. Mill Hill Park, Arrandene open Space and popular local schools including Etz Chaim and Mathilda Mark Kennedy are also within easy reach.

## Key Features

- FOUR BEDROOMS
- TWO BATHROOMS (1 EN-SUITE)
- OUTSTANDING KITCHEN/LIVING/DINER
- TV ROOM
- SEPARATE RECEPTION ROOM CURRENTLY USED AS GYM
- PLAYROOM
- UTILITY ROOM
- GUEST WC
- WEST FACING REAR GARDEN
- OFF STREET PARKING

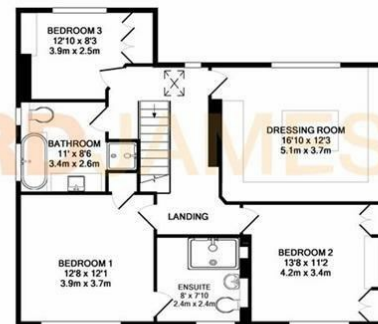
## Important Information

- **Price:** £1,495,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

FLOWER LANE NW7  
TOTAL APPROX. FLOOR AREA 2429 SQ.FT. (225.7 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Che Chak Limited. Made with Metropix G2019.



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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