



77 Milespit Hill, NW7 2RS

£1,250,000

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





Property Description

On the market for the first time in approximately 25 years and offered for sale with no upper chain is this wonderfully rare opportunity to purchase a large double fronted detached family house in the heart of Mill Hill Village and affording uninterrupted views over Arrandene open space to the rear.

In need of cosmetic updating but affording huge scope to extend subject to consent, the accommodation is currently arranged to provide Master Bedroom with En-suite Bathroom, Three Further Bedrooms, Family Bathroom, Three Reception Rooms, Kitchen/Breakfast Room, Utility Room & Guest Wc/Shower Room.

Externally there is a large Rear Garden which backs directly onto Arrandene Open Space, off street parking for numerous cars and integral Garage.

Milepsit Hill is one of Mill Hill's most sought after roads within close proximity of popular schools in both private and state

Key Features

Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

MILESPT HILL WW7
 TOTAL APPROX. FLOOR AREA 2245 SQ. FT. (208.6 SQ. M.)
 Floorplans are for identification and guidance purposes only and to scale. Compliant with RICS code of measuring practice. Floor plan supplied by CHA Char. Limited. Made with Metronix 02016



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.

richard james
 ESTATE AGENTS

T 020 8959 9191
 E enquiries@richardjames.biz
 A 21 The Broadway | Mill Hill
 London | NW7 3DA

richardjames.biz

