



**33 Uphill Road, NW7 4RA**

**£3,250,000**

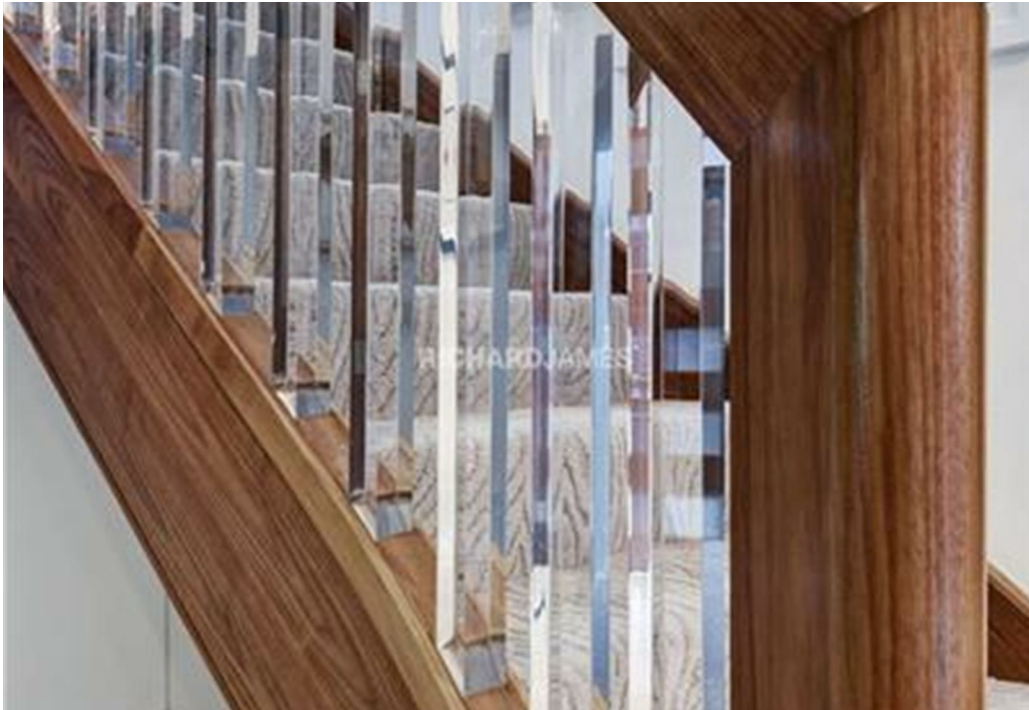
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## Property Description

In arguably Mill Hill's most sought after turning, a rare opportunity to purchase an exceptional, architecturally designed, detached family home (4860 sq ft/451 sq m) securely set behind electric gates and featuring well proportioned accommodation principally over two floors.

The house has been subject to recent refurbishment and is presented to the market with no upper chain and in outstanding condition. The accommodation includes a stunning, air conditioned, Principal Bedroom suite, Cinema Room and Roundhouse Kitchen.

The rear Garden, which extends to approximately 100', is westerly facing with a heated swimming pool. Off street parking is via a gated driveway and single Garage.


Uphill Road is within approximately 200 metres of Mill Hill Broadway with links into central London via Thameslink station

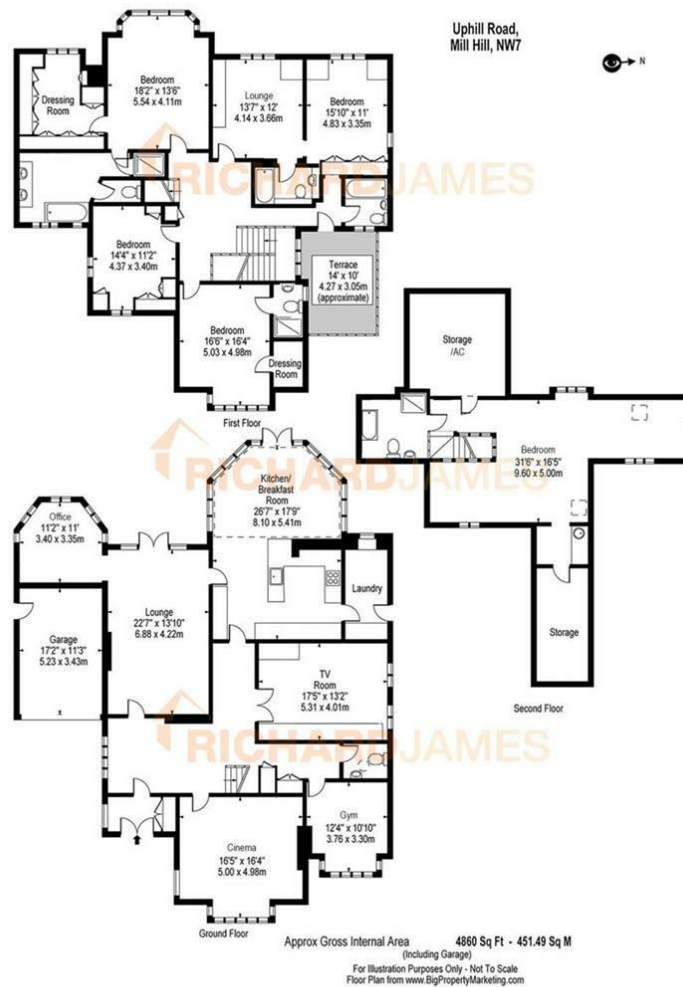
## Key Features

- PRINCIPAL BEDROOM WITH DRESSING ROOM & BATHROOM
- THREE FURTHER BEDROOM SUITES
- BEDROOM 5
- FAMILY BATHROOM
- ROUNDHOUSE KITCHEN/NBREAKFAST ROOM
- CINEMA ROOM
- APPROX 100' WEST FACING GARDEN WITH HEATED SWIMMING POOL
- PARKING BEHIND GATES AND GARAGE

## Important Information

- **Price:** £3,250,000
- **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 	



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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