



**2 Hendon Park Cottages, Highwood Hill, NW7 4HE**

£499,950

**richard  
james**

ESTATE AGENTS

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## Property Description

A rare opportunity to purchase this charming period cottage offered for sale with no upper chain set in this popular location within the heart of Mill Hill Village.

The accommodation comprises Two Double Bedrooms, Fully fitted kitchen, Living room with feature fire place, conservatory/dining room and family Bathroom.

Amenities include Utility cupboard , private rear Garden and off street parking.

Highwood Hill is within approximately a mile off Mill Hill Broadway with its Thameslink Station and numerous shopping facilities, various open spaces and bus routes are within close proximity as is the highly regarded Rising Sun Pub.

Council Tax Band D

Sole Agent

## Key Features

- TWO BEDROOMS
- RECEPTION/DINING ROOM
- CONSERVATORY
- PRIVATE REAR GARDEN
- CHAIN FREE
- FAMILY BATHROOM
- FITTED KITCHEN
- UTILIY ROOM
- OFF STREET PARKING
- WITHIN CLOSE PROXIMITEY TO COURTLAND AND MILL HILL COUNTY

## Important Information

- **Price:** £499,950
- **Tenure:** Freehold
- **Council Tax Band:** D
- **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>		
(55-68) <b>D</b>	<b>58</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	

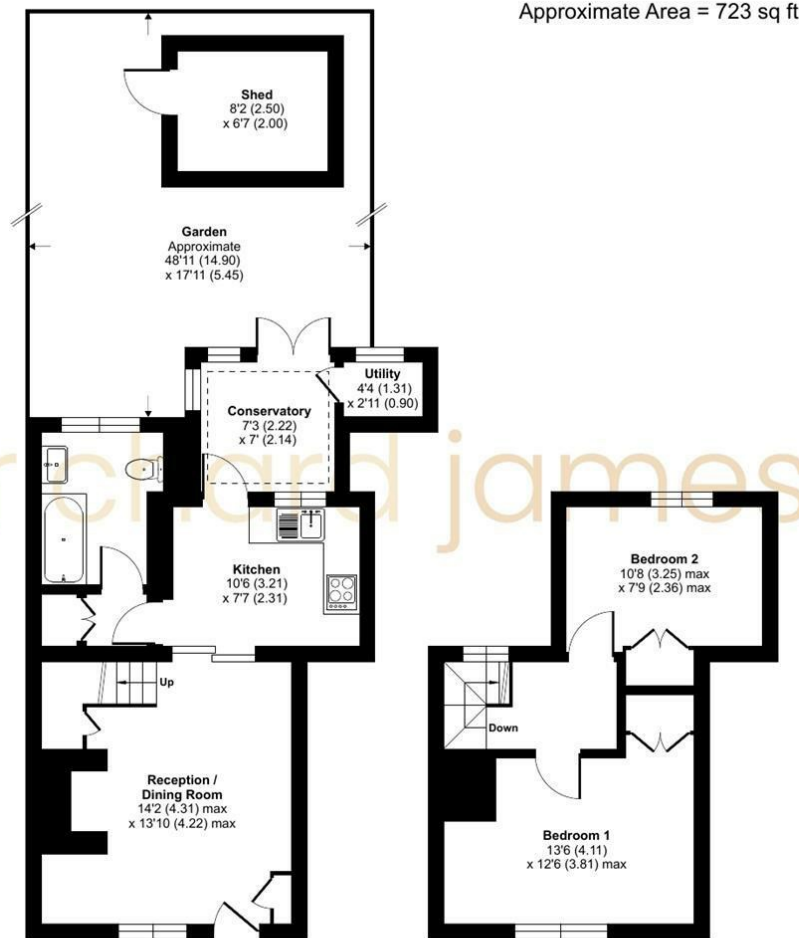






Approximate Area = 723 sq ft / 67.1 sq m (excludes outbuilding)

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1236303

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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