



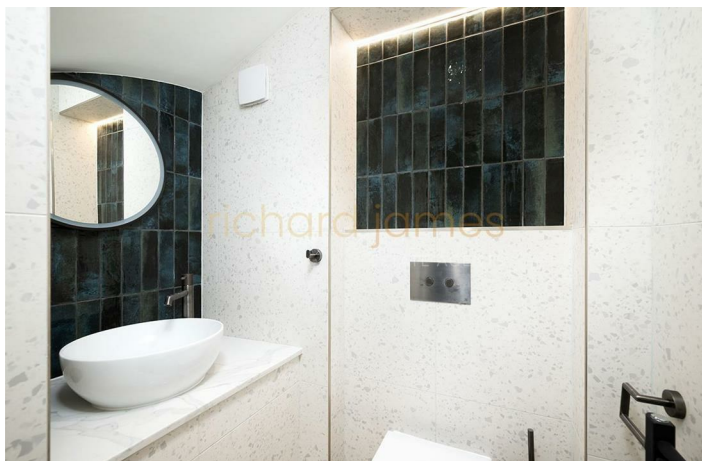
**6 Millway, Mill Hill, NW7 3RE**

**£1,650,000**

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)







## Property Description

Offered for sale with no upper chain is this magnificent family home which has been subject to a complete extension and refurbishment programme and which is located within a stone's throw of The Broadway with its excellent shopping facilities, places of worship and Thameslink Station.

Spread over approximately 2500 sq ft/232 sq m the meticulously planned accommodation is arranged over 3 levels with all rooms being air conditioned. The Principal suite on the top floor of the house has to be believed and includes Dressing Room, Bathroom and winter Garden. There is a further suite at first floor level comprising Bedroom, Dressing Room and Bathroom. There are a further Two bedrooms and a family Bathroom.

The ground floor boasts a large open plan Kitchen/Living/Diner with bi-fold doors opening onto the patio. In addition to this is a Tv/Family Room, spacious Entrance Hall, Utility Room and guest Wc.

Externally there is an approximately 68' landscaped rear garden and off street parking for 2/3 cars.

Millway is well located for popular local schools in both the private and state sectors including Mathilda Marks Kennedy, The Orion and St Martin's. The open spaces of Mill Hill Park and Arrandene are close by as are numerous Gyms and various golf courses.

Council tax band - TBA

Sole Agent

## Key Features

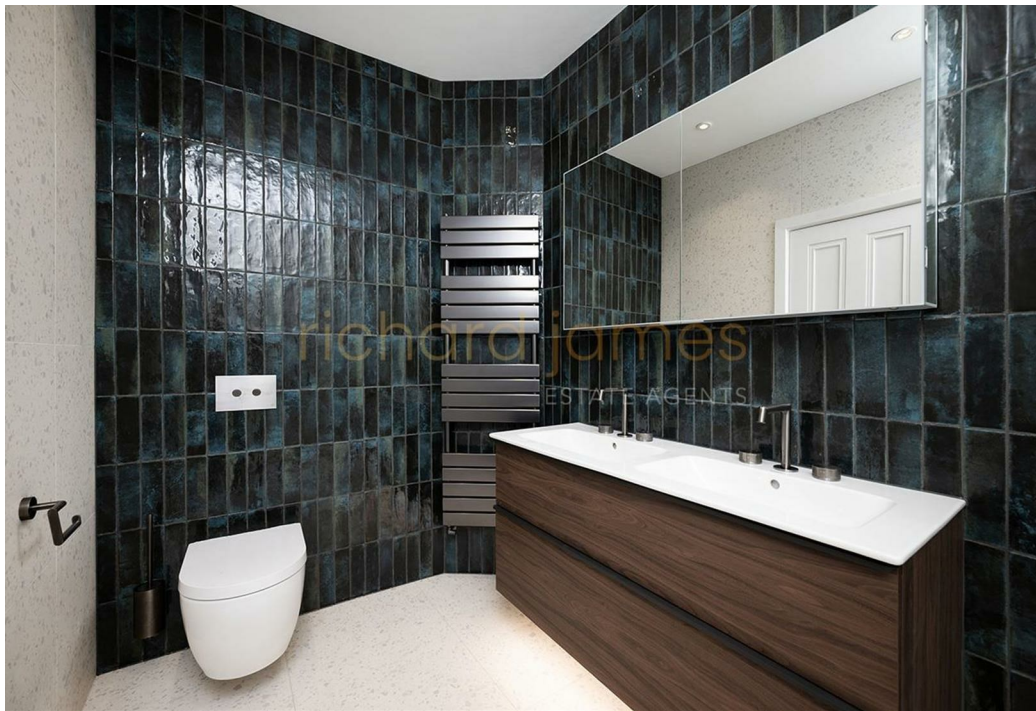
- MAGNIFICENT NEWLY REFURBSIHED FAMILY HOME
- TV/FAMILY ROOM
- 2ND PRINCIPAL SUITE COMPLETE WITH WINTER GARDEN
- FAMILY BATHROOM
- APPROX 68' LANDSCAPED REAR GARDEN
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM
- TWO FURTHER BEDROOMS
- OFF STREET PARKING FOR 2/3 CARS
- WITHIN A STONE'S THROW OF THE BROADWAY

## Important Information

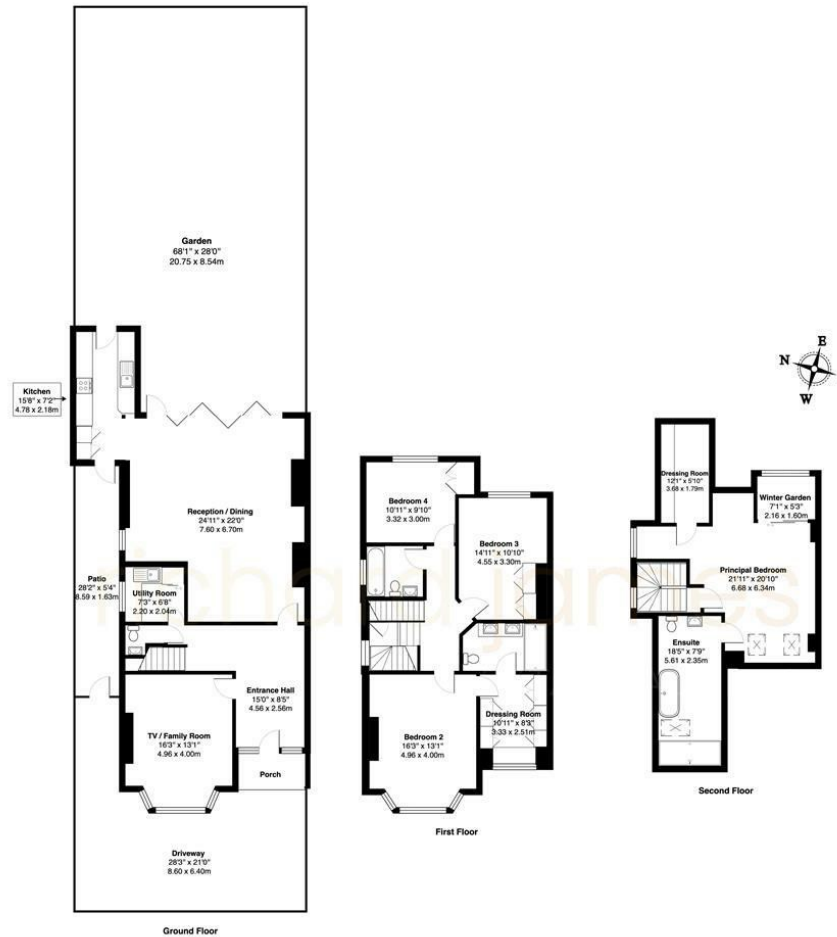
- **Price:** £1,650,000
- **Tenure:** Freehold
- **Council Tax Band:** D
- **EPC:** C
- **Location:** London

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









Mill Way NW7

Total Gross Area: 2493 sq ft ... 231.6 m<sup>2</sup>

All measurements are approximate and for identification purposes only, not to scale. Compliant with the RICS code of measuring practice.

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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