



7 Winterstoke Gardens, NW7 2RA

£4,250,000

**richard
james**

ESTATE AGENTS

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Property Description

Unique opportunity to purchase a substantial 5073 sq ft/471.2 sq m house in a very discreet location.


Sole Agent

Key Features



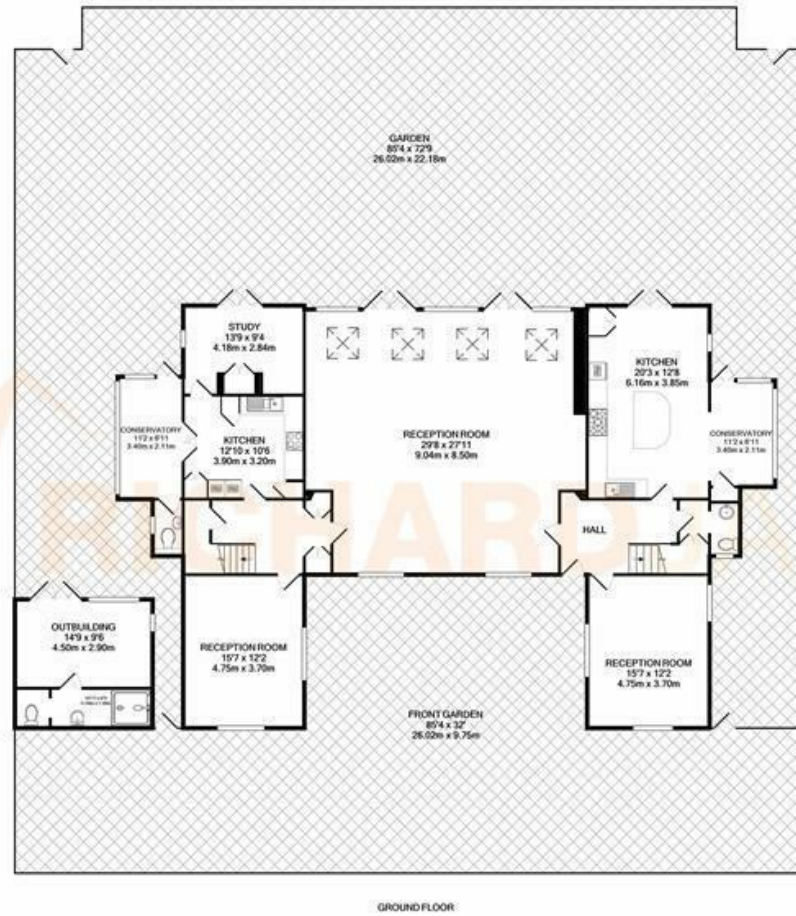
Important Information

- **Price:** £4,250,000
- **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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

WINTERSTOKE GARDENS NW7
TOTAL APPROX. FLOOR AREA 5073 SQ.FT. (471.2 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 (INCLUDES BOILER ROOM)

Ground Floor 2243.1sq ft (208.4 sq.m)
 First Floor 1766.3sq ft (164.1 sq.m)
 2nd Floor 853.5781sq ft (79.3 sq.m)



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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