



42 Flower Lane, NW7 2JL

£1,350,000

**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

Offered for sale with no upper chain, within a stone's throw of The Broadway is this rarely available Edwardian detached (garage attached) family home retaining many original features and presented to the market for the first time in nearly 54 years.

The property comprises Four bedrooms, Three Reception Rooms, a Kitchen, Two bathrooms, Guest WC and requires complete modernisation with enormous scope to extend subject to the usual necessary consents and will provide, when complete, a superb family dwelling.

Externally there is approximately 88/27m west facing rear garden, off-street parking and garage.

Flower Lane is located close to Mill Hill Broadway with its trendy boutiques, fashionable coffee shops, places of worship and Thameslink Station. Mill Hill Park, Arrandene open space and popular local schools including Etz Chaim and Mathilda Mark Kennedy are also within easy reach.

Sole Agent

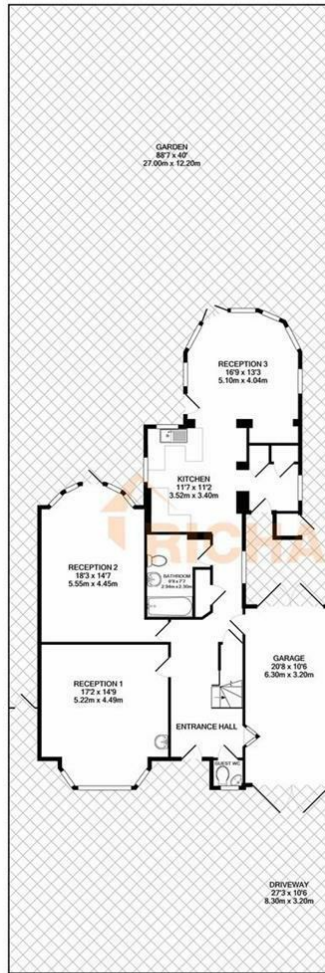
Key Features

- SOUGHT AFTER LOCATION
- WEST FACING REAR GARDEN
- HIGH CEILINGS
- CHAIN FREE
- GUEST WC
- OFF STREET PARKING
- ORIGINAL FEATURES
- SCOPE FOR VARIOUS EXTENSIONS
- GARAGE

Important Information

- **Price:** £1,350,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |



GROUND FLOOR



1ST FLOOR

FLOWER LANE NW7
 TOTAL APPROX. FLOOR AREA 1906 SQ.FT. (177.1 SQ.M.)
 Measurements are approximate. Not to scale. Dimensions prominent only.
 Made with Metreplan 10/21



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

