



Wills Grove, NW7 1QL

£4,000,000 Offers Around

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Property Description

SOLD by Richard James Mill Hill's Leading Estate Agent

Available for the first time in over 60 years, in need of full modernisation, in this hidden gem of a location, a handsome double fronted detached family home offered for sale with no upper chain.

This fine home surrounded by in excess of 3 acres gardens retains many endearing original features and has huge potential to extend or to knock down and re-build, subject to the usual necessary planning consents.


The property comprises a welcoming entrance hallway leading to a large sitting room with feature fireplace. There is a second sitting room a spacious Kitchen/Breakfast room, a guest W/C and doors leading to a stunning garden. On the first floor is there are Four Bedrooms, family Bathroom, and a separate Wc with a further 2/3 Bedrooms and Bathroom on the top floor.

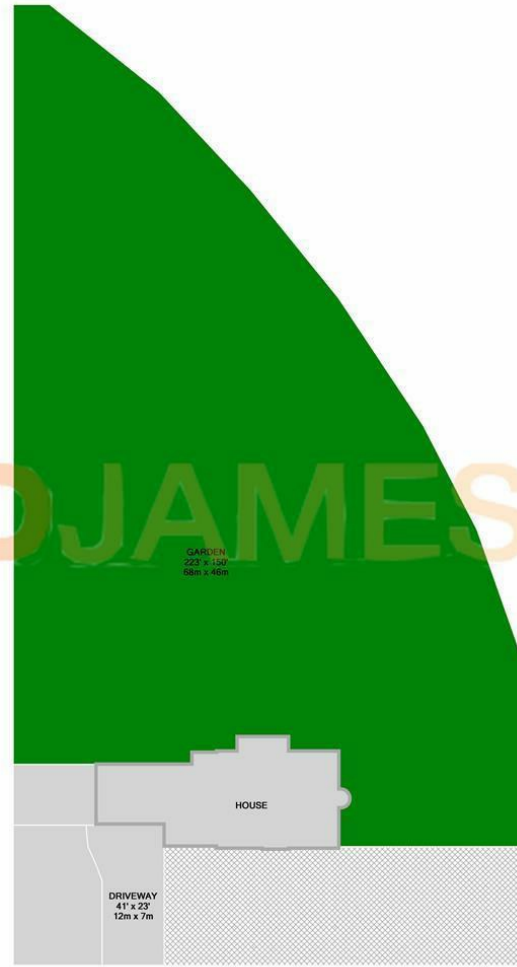
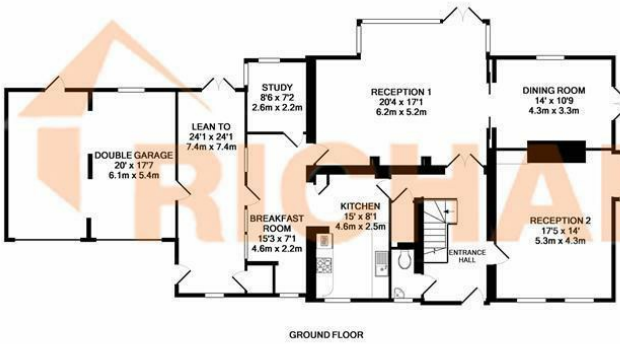
Key Features



Important Information

- **Price:** £4,000,000
- **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 	



WILLS GROVE NW7
 TOTAL APPROX. FLOOR AREA 2766 SQ. FT. (256.2 SQ. M.)
 (EXCLUDES GARAGE & LEAN TO)
 Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chik Limited.
 Made with Metropix G2018

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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