



30 Uphill Grove, NW7 4NJ

£1,750,000

**richard
james**

ESTATE AGENTS

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Property Description

An immaculately presented detached family house, having been the subject of a ground up refurbishment in recent years, located in one of Mill Hill's most sought after turnings set within ¼ mile of Mill Hill Broadway with its numerous shops, restaurants and Thameslink station.

The accommodation comprises a Master Bedroom suite with En-Suite shower room and walk-in Wardrobe, Four further Bedrooms, Three further Bathrooms (Two En-Suite), stunning Kitchen/Breakfast Room with fully integrated appliances, Utility Room, Double Reception Room, Further Reception Room/Play Room/Office and a Guest Wc.

Benefits include full underfloor heating on both the ground and first floor, CCTV, CAT6 wiring and a house alarm.


Council tax band F

Sole Agent

Key Features

Important Information

- **Price:** £1,750,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Location:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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 	

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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