



**2B Uphill Drive, NW7 4RR**  
£799,950

**richard  
james**  
ESTATE AGENTS

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## Property Description

A beautifully refurbished chain free three bedroom, two bathroom (one shower room and one bathroom) semi-detached family home occupying a generous plot in this highly sought-after location.

Tucked away along the highly regarded Uphill Drive, this exceptional home has been thoughtfully redesigned and renovated to create a stylish contemporary residence, offering beautifully appointed accommodation, together with a versatile detached outbuilding and extensive off street parking.

Finished to an exceptional standard throughout, the accommodation comprises two reception rooms, a stunning open plan kitchen, guest cloakroom, principal bedroom, two further well proportioned bedrooms and a luxurious contemporary family bathroom.

Externally, the property enjoys a private rear garden with a large paved terrace, ideal for outdoor entertaining, together with the versatile detached outbuilding and generous off street parking.

Situated just a short walk from Mill Hill Broadway Thameslink Station, excellent shopping facilities, cafés and highly regarded schools, the property is also conveniently positioned for access to the A1, M1 and the open spaces of Mill Hill Park and Arrandene Open Space.

Council Tax Band E

Sole Agent

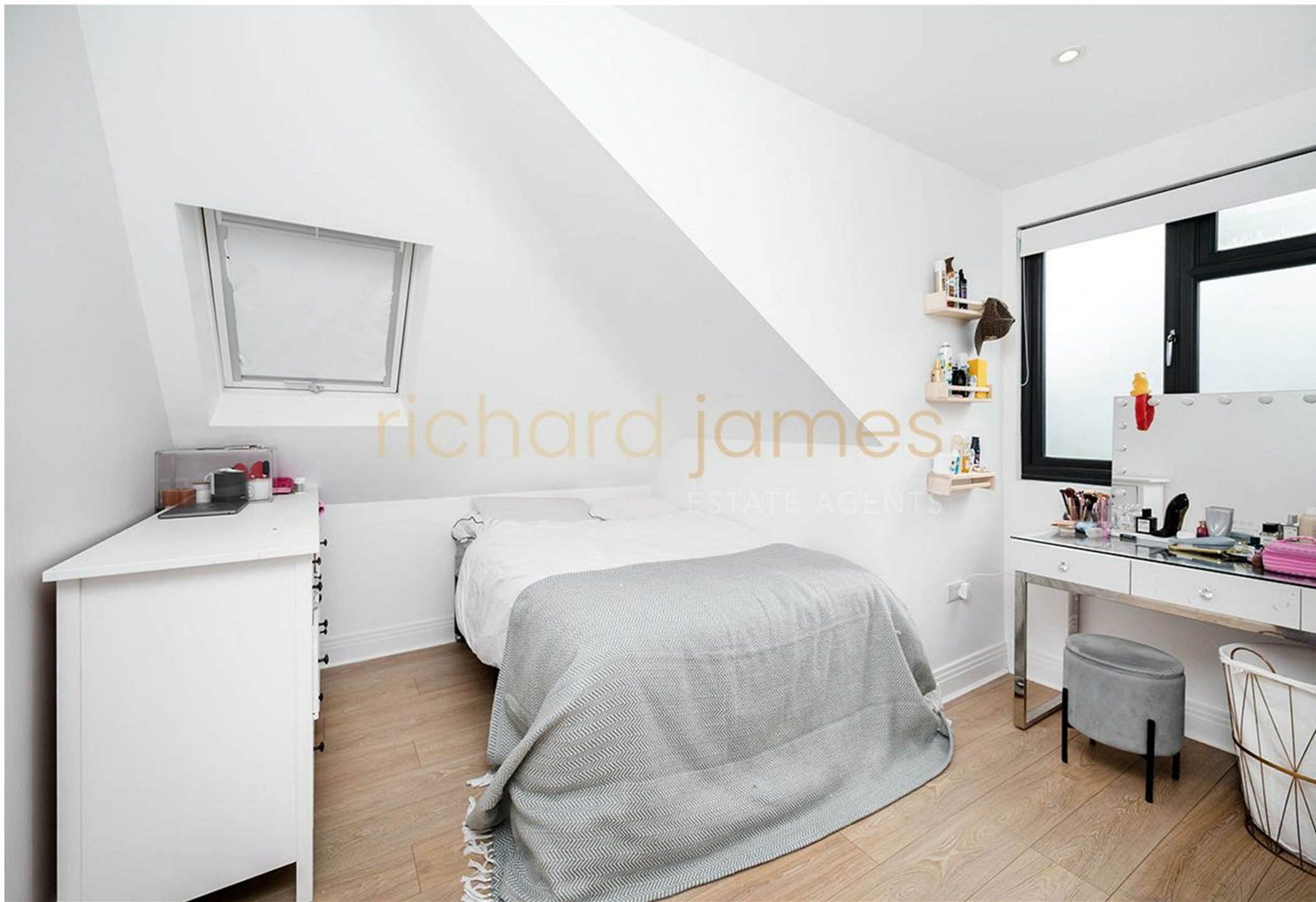
## Key Features

- MODERN HOUSE
- OUTHOUSE
- GUEST WC
- LANDSCAPED REAR GARDEN
- ONE BATHROOM, ONE SHOWER ROOM
- OFF STREET PARKING
- WALKING DISTANCE TO MILL HILL BROADWAY
- OPEN PLAN KITCHEN
- THREE BEDROOMS
- CHAIN FREE

## Important Information

- **Price:** £799,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Location:** London

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            | 77      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



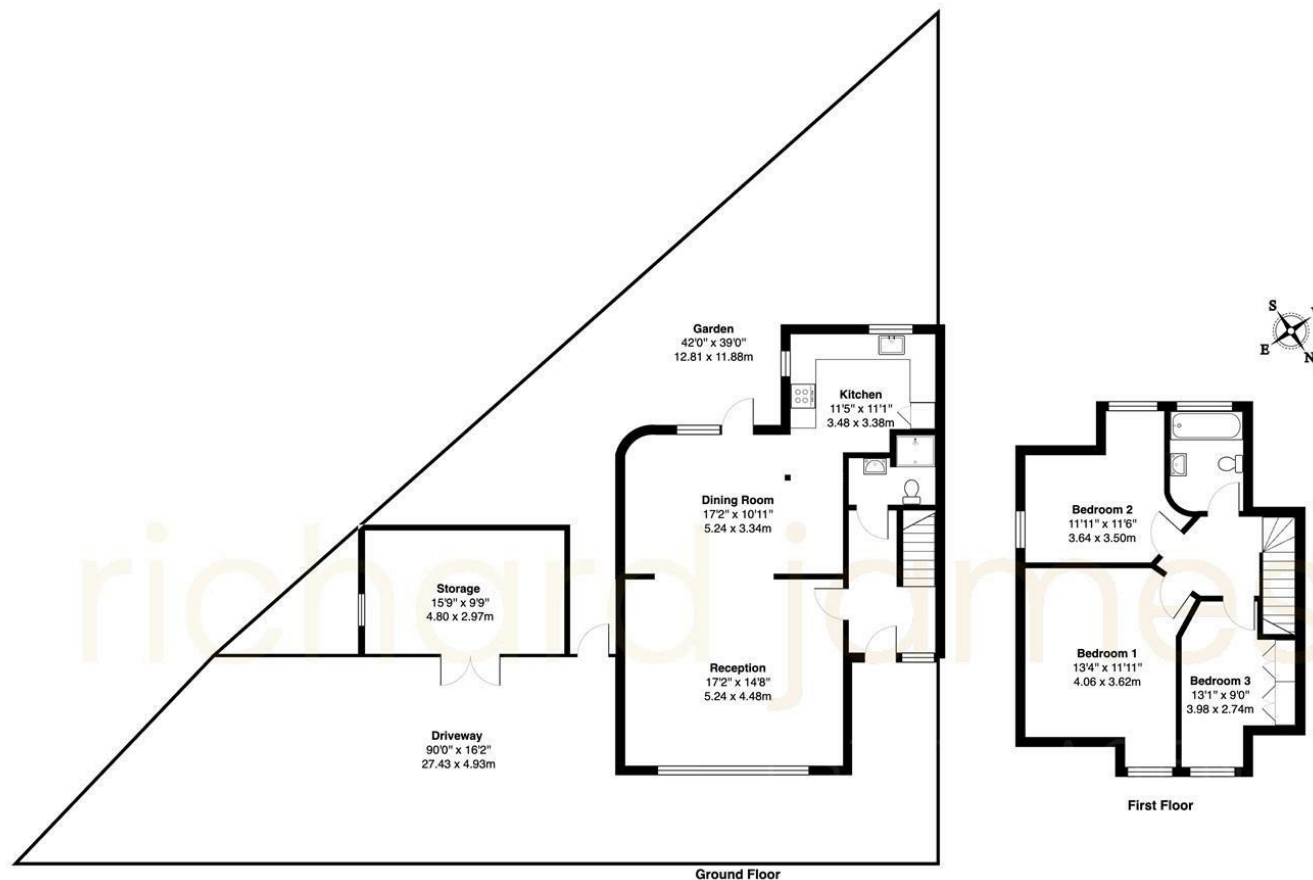












Uphill Drive, NW7  
Total Gross Internal Area: 1174 ft² ... 109.1 m² (excluding, outbuilding )

All measurements are approximate and for identification guideline 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 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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