



16 Cophall Gardens, NW7 2NG

£1,350,000

**richard
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Property Description

An immaculately presented double fronted family home within a peaceful cul de sac in a highly sought after part of Mill Hill.

Having been extended and refurbished to a very high standard in recent years the house is arranged over two floors, 2180sq ft/202.5 sq m, and is arranged to provide Principal Bedroom with en-suite Dressing Room and Bathroom, Three further Bedrooms, Family Bathroom, stunning Kitchen/Family/Diner and versatile entertaining areas.

Externally there is a delightful rear Garden, off street parking and good storage space.


Cophall Gardens is within approximately a mile of the numerous amenities at Mill Hill Broadway including the Thameslink Station, Marks and Spencer and Anytime Fitness Gym. The open spaces of Mill Hill Park and Arrandene are also within close proximity as are various highly regarded schools in both private and state sectors.

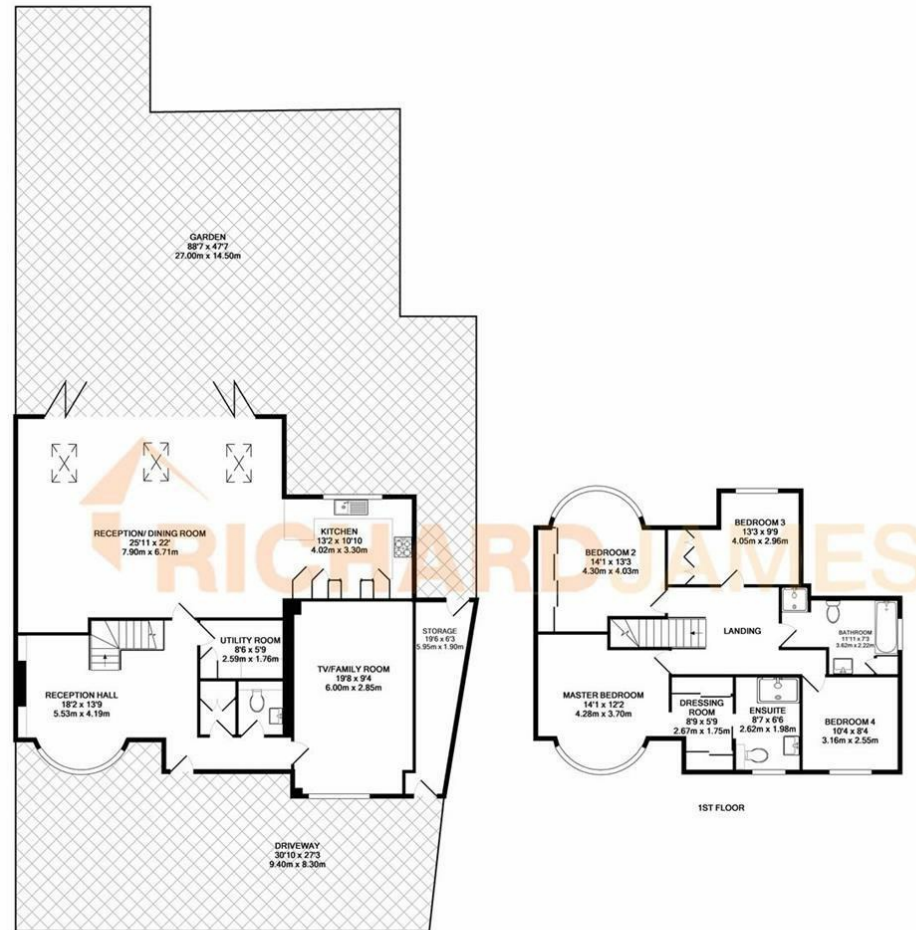
Key Features

- PRINCIPAL BEDROOM WITH EN-SUITE DRESSING AREA & BATHROOM
- THREE FURTHER BEDROOMS
- LARGE FAMILY BATHROOM
- STUNNING KITCHEN/LIVING/DINER
- TV/FAMILY ROOM
- RECEPTION HALL
- UTILITY ROOM
- GUEST WC
- LOVELY REAR GARDEN
- OFF STREET PARKING

Important Information

- **Price:** £1,350,000
- **Tenure:** Freehold
- **Council Tax Band:** I
- **EPC:** E
- **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		68
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR

1ST FLOOR

COPTHALL GARDENS NW7
 TOTAL APPROX. FLOOR AREA 2180 SQ.FT. (202.5 SQ.M.)

Plan is for illustration only and does not constitute an offer. It is not intended to be used as a contract. The information is provided for your information only. We do not warrant the accuracy of the information. The information is provided for your information only. We do not warrant the accuracy of the information. The information is provided for your information only. We do not warrant the accuracy of the information.

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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