



19A Uphill Road, NW7 4RA
£2,000,000 Offers Over

**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

An immaculately presented double fronted detached family house conveniently set towards the lower part of one of Mill Hill's most sought roads.

The house has been extended and refurbished in recent years and is now arranged to provide 3038 sq ft / 282.2 sq m of bright, well planned accommodation over three floors to include an outstanding air conditioned Principal Bedroom suite with en suite Bathroom, Four further Bedrooms, Three further Bathrooms (all en-suite), Study, Two Reception Rooms, Kitchen/Breakfast Room, Utility Room and guest Wc.

Externally there is stunning approximately 147ft south west facing landscaped rear garden and off street parking.

Uphill Road is within close proximity of Mill Hill Thameslink station providing direct links into The City in approximately 20 minutes and offers convenient access to a large network of highly regarded schools. The open spaces at Mill Hill Park and

Key Features

- MILL HILL'S MOST SOUGHT AFTER TURNING
- OFF STREET PARKING
- WALKING DISTANCE TO MILL HILL BROADWAY
- DETACHED FAMILY HOUSE
- APPROXIMATELY 147FT SOUTH FACING LANDSCAPED REAR GARDEN
- 3038 SQ FT / 282.2 SQ M

Important Information

- **Price:** £2,000,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Mill Hill

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

Uphill Road NW7

Total Gross Area: 3038 sq. ft. ... 282.2 sq. m (excluding eaves storage.)

Ground Floor Area: 1409 sq. ft. ... 130.9 sq. m
 First Floor Area: 1205 sq. ft. ... 112.3 sq. m
 Second Floor Area: 420 sq. ft. ... 39.0 sq. m



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.

richard james
 ESTATE AGENTS

T 020 8959 9191
 E enquiries@richardjames.biz
 A 21 The Broadway | Mill Hill
 London | NW7 3DA

richardjames.biz