



72 Millway, NW7 3QY

£1,100,000

**richard
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ESTATE AGENTS

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Property Description

Offered for sale with no upper chain, a wonderful opportunity to buy this exceptionally large semi detached family home which currently comprises 1910 sq ft/178 sq.m set over two floors only and on a corner plot, within a stone's throw of the amenities at Mill Hill Broadway.

Having been in the same family ownership for over 35 years the house is in need of total modernisation and has the potential to substantially extend, subject to planning permission, which would create a truly magnificent family home in the heart of Mill Hill.

The accommodation comprises Five Bedrooms, Two Bathrooms, Two Formal Reception Rooms, charming Entrance Hall, Kitchen/Breakfast Room, Utility Room and Guest Wc.

Externally there is off street parking, Garage and a stunning, mature, rear Garden which extends approx 98ft.

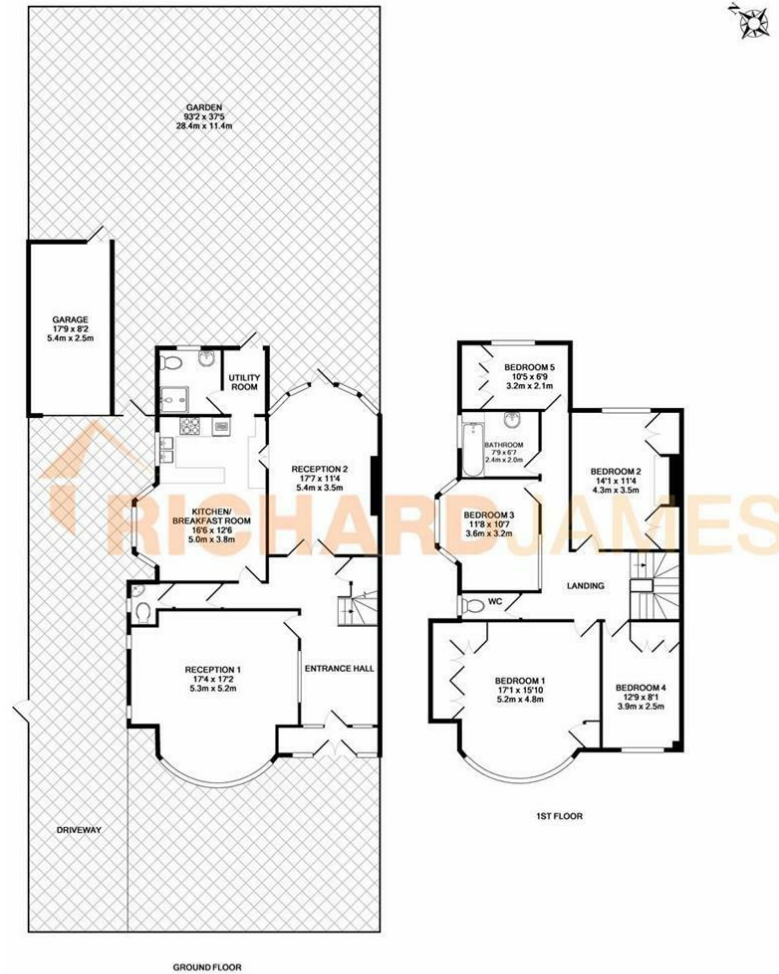
Key Features

- SEMI DETACHED HOUSE SITUATED ON A CORNER PLOT
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- GARAGE WITH OFF STREET PARKING SPACE
- SCOPE TO EXTEND TO SIDE, REAR AND LOFT (STTP)
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- 98FT (APPROX) MATURE REAR GARDEN
- WITHIN A STONE'S THROW OF MILL HILL BROADWAY'S FACILITIES INCLUDING THE THAMESLINK STATION & LOCAL POPULAR SCHOOLS

Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** I
- **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	



GROUND FLOOR

1ST FLOOR

MILLWAY NW7
 TOTAL APPROX. FLOOR AREA 1916 SQ.FT. (178.0 SQ.M.)
 Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by One Chase Limited. Made with Metaphox C0019.

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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