



**15 Limes Avenue, NW7 3NY**

**£775,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A deceptively spacious 1906sqft/177.1sq m, Four Bedroom, Two Bathroom detached family house situated in a sought after location within a stone's throw of Mathilda Marks Kennedy School and Mill Hill Broadway with its fashionable coffee shops, trendy boutiques, Thameslink station and places of worship.

Offered in excellent condition throughout further accommodation comprises Two Reception Rooms, Kitchen/Breakfast Room, utility room and Guest Wc.

Amenities include off street parking, landscaped rear garden and planning permission to extend (please call the office for a copy of the plans).

Sole Agent


## Key Features

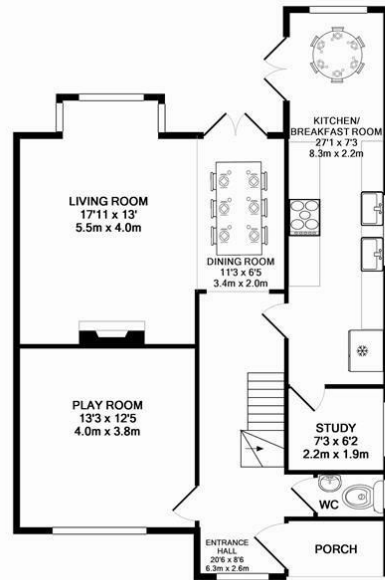
- FOUR BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- LANDSCAPED REAR GARDEN
- CLOSE TO MMK PRIMARY SCHOOL



## Important Information

- **Price:** £775,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** London

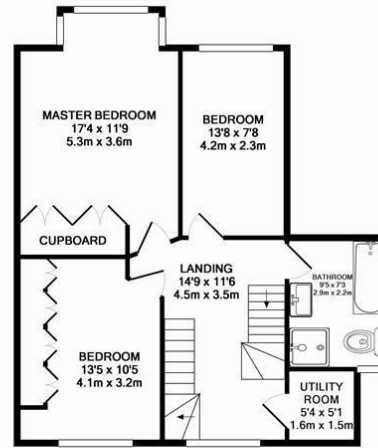
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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



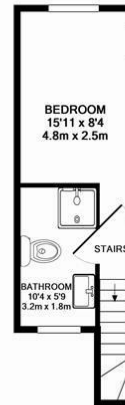
GROUND FLOOR  
APPROX. FLOOR  
AREA 1033 SQ.FT.  
(96.0 SQ.M.)



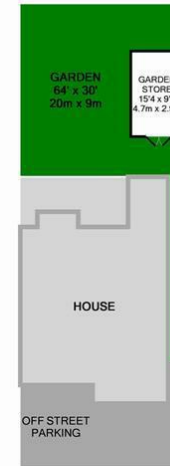
15 LIMES AVENUE, MILL HILL NW7  
TOTAL APPROX. FLOOR AREA 1906 SQ.FT. (177.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2011



1ST FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(62.0 SQ.M.)



LOFT  
APPROX. FLOOR  
AREA 206 SQ.FT.  
(19.1 SQ.M.)



SITE PLAN

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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