



Hyver Hill, NW7 4HU

£4,250,000

**richard
james**

ESTATE AGENTS

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Property Description

Set in grounds of over 1 acre, securely set behind electric gates is this detached residence situated in this highly sought after and private turning adjoining greenbelt countryside.

The property offers spacious, well proportioned accommodation, arranged over two floors with air conditioning to all principal rooms. Additional benefits include a separate Two Bedroom, Two Bathroom Annex of approximately 1000 sq ft, car triple garaging, indoor swimming pool and full home gymnasium.


Approached via a commanding gated carriage driveway which provides extensive parking, the house provides a blend of a traditional exterior with a contemporary internal finish.

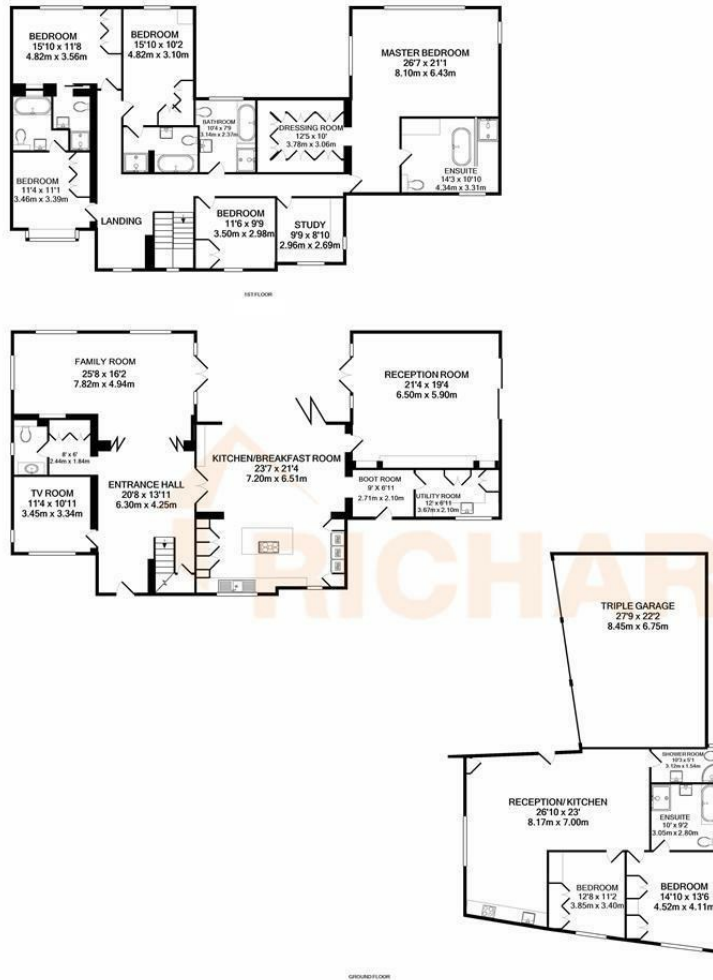
The accommodation is arranged over 2 floors only and features an indulgent Principal Bedroom Suite with Dressing Room and Bathroom, 4/5 further Bedrooms, Four further Bathrooms (3 en-suite), Three Reception Rooms, Study/Bedroom 6, Boot Room,

Key Features

Important Information

- **Price:** £4,250,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Location:** 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 	



HYVER HALL NW7
 TOTAL APPROX. FLOOR AREA 7604 SQ.FT. (706.4 SQ.M.)
 Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plans supplied by CH2i Chart Limited. Made with Metropix G2020

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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