



37 The Reddings, NW7 4JN

£1,695,000

**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 detached family home located in one of Mill Hill's most sought after roads.

Set on the favoured south side of the road, the house has been extended and improved over the last number of years and now provides 2107 sq ft/195.8 sq m over 3 floors to include Four Bedrooms (3 air conditioned), Three Bathrooms (2 en-suite shower rooms), large Kitchen/Diner, Reception Room, Tv Room, Playroom, Study, Utility Room and guest WC.

Externally the rear garden extends to approximately 85' and there is off street parking for 3 cars.

The Reddings is within approximately 1/2 a mile of the amenities at Mill Hill Broadway including the Thameslink Station. Popular local schools are very close by as are the open spaces of Mill Hill Park and Arrandene.

Council tax band G

Sole Agent

Key Features



Important Information

- **Price:** £1,695,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(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	

The Reddings NW7

Total Gross Area: 2107 ft² ... 195.8 m² (excluding eaves)
(Including Restricted Height)

Restricted head room Area 43 ft² ... 4sq m
Ground Floor Area: 1178 ft² ... 109.3 m²

First Floor Area: 586 ft² ... 54.5 m²

Second Floor Area: 345 ft² ... 32.1 m²



All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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.

**richard
james**
ESTATE AGENTS

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

richardjames.biz

