



15 Lawrence Street, NW7 4JJ

£1,425,000

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Property Description

A stunning recently refurbished 2757 sq ft / 256 sq m, Five bedroom, Four bathrooms (two en-suite) semi-detached family home overlooking St Joseph's College fields and conveniently located approximately half a mile from Mill Hill Broadway's excellent shopping facilities and Thameslink Station and including places of worship, Marks and Spencer and multiple gymnasiums. Mill Hill Park, Arrandene open space and various Golf courses are within easy reach as are popular schools in both state and private sectors.

The accommodation is spread over 3 floors and includes a Kitchen, Reception Room, TV room, Dining Room / Living room with sliding and bi-fold doors overlooking the garden, air conditioning to principal rooms, fitted wardrobes, CCTV, Cat6a, Five bedrooms, Four Bathrooms (2 en-suite), Utility Room and Guest WC.

Externally there is off street parking for three / four cars, an integral Garage with remote controlled roller shutter, a balcony area, a beautiful landscaped rear Garden with a water irrigation and sprinkler system and large storage under the decking.

Key Features

- FAMILY HOME
- LANDSCAPED REAR GARDEN
- GUEST WC
- FOUR BEDROOMS
- AIR CONDITIONING
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- UTILITY ROOM
- THREE BATHROOMS (TWO EN SUITE)
- CCTV

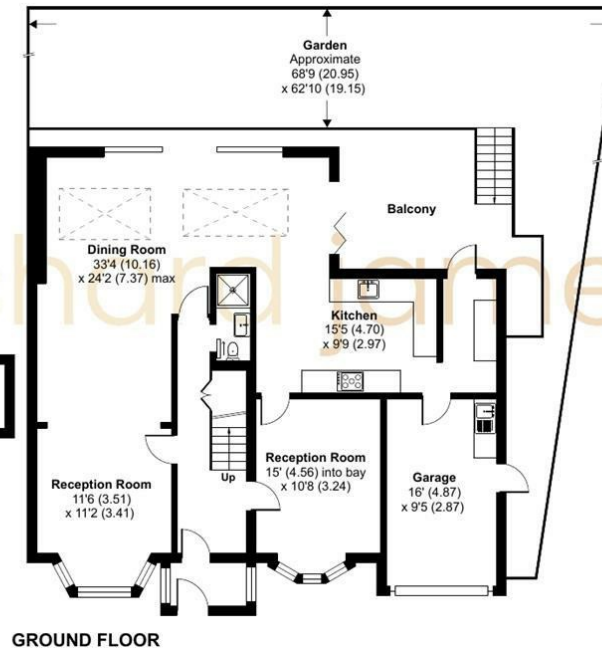
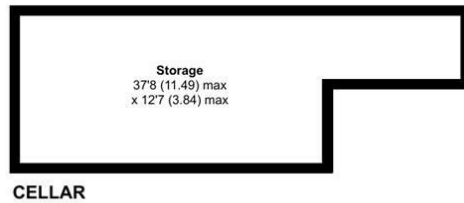
Important Information

- **Price:** £1,425,000
- **Tenure:**
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** London

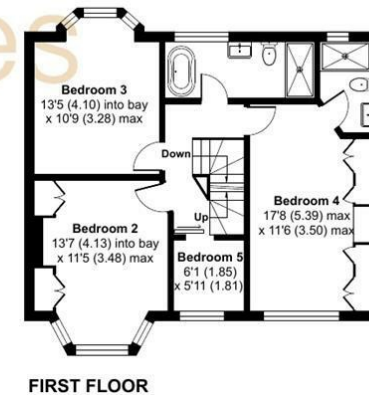
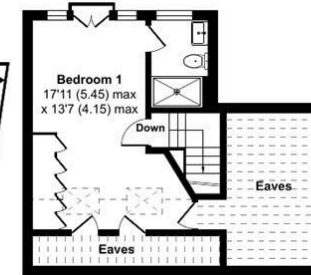
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Denotes restricted
head height



Approximate Area = 2423 sq ft / 225 sq m
Limited Use Area(s) = 194 sq ft / 18 sq m
Garage = 140 sq ft / 13 sq m
Total = 2757 sq ft / 256 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1119059

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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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