



**24 Selvage Lane, NW7 3SP**

**£875,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A well presented detached family home in this sought after location conveniently situated close to local shops & buses and approximately 3/4 of a mile from Mill Hill Broadway's shops and Thameslink station.

Offered for sale with no upper chain the spacious family accommodation, arranged over two floors, 1984 sq ft/184.4 sq m, Three Bedrooms, Two Bathrooms (1 en-suite), large Kitchen/Diner, Three Reception Rooms, Study and guest Wc.

Externally there is a large rear Garden with southerly aspect and which extends to approximately 106'/32.3 m and attached Garage via own drive affording ample parking.

Selvage Lane is within the Eruv and is close to popular local schools in both state and private sectors.


In our opinion this is a great opportunity to purchase a wonderful family home with a large landscaped rear Garden and ample

## Key Features

- SEMI DETACHED FAMILY HOME
- OFF STREET PARKING
- GARAGE
- STUDY
- THREE RECEPTION ROOMS
- 106FT SOUTH FACING LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- TWO BATHROOMS (ONE EN SUITE)
- GUEST WC
- KITCHEN / BREAKFAST ROOM

## Important Information

- **Price:** £875,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Selvage Lane NW7  
Total Gross Area 1984 sq ft ... 184.4 sq m  
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 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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