



**16 Longfield Avenue, NW7 2EG**

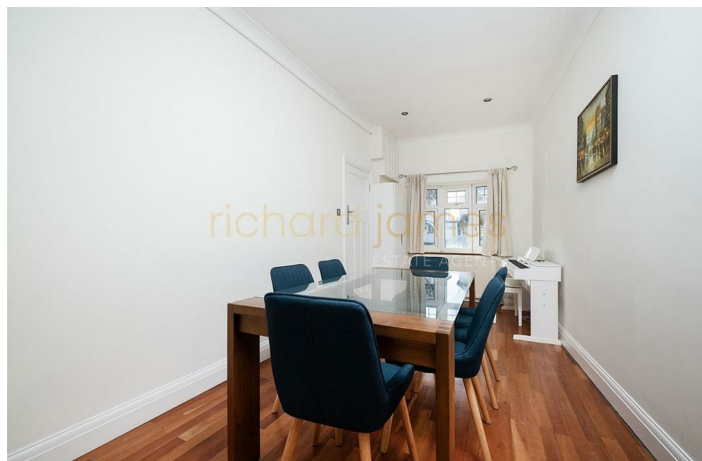
**£850,000**

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## Property Description

A Spacious Four Bedroom Family Home on a Quiet Residential Turning in Mill Hill

Tucked away on one of Mill Hill's most popular residential turnings, just off Page Street, this beautifully presented semi-detached family home offers over 1,650 sq ft of bright, versatile living space arranged over three floors. Featuring a private principal bedroom suite and a generous landscaped garden.

Designed with modern family living in mind, the ground floor provides excellent flexibility. A superb 29ft double reception room, flooded with natural light from a large bay window, creates an impressive living and entertaining space. This is complemented by a separate dining room and a fitted kitchen/breakfast room with breakfast bar for informal meals. A guest WC completes the ground floor.

The first floor comprises three well-proportioned bedrooms served by a modern family bathroom finished with contemporary tiling and fittings. The second floor hosts a standout feature — a private principal bedroom suite within the converted loft, complete with an en-suite shower room and useful eaves storage.

Externally, the landscaped rear garden is a particular highlight. Generous in size and mainly laid to lawn with mature planting and a garden shed, it provides an ideal setting for children's play and summer entertaining. To the front, a block-paved driveway provides comfortable off-street parking for two vehicles.

Set within a convenient and family-friendly location, Longfield Avenue is approximately 0.9 miles from Mill Hill Broadway,

## Key Features

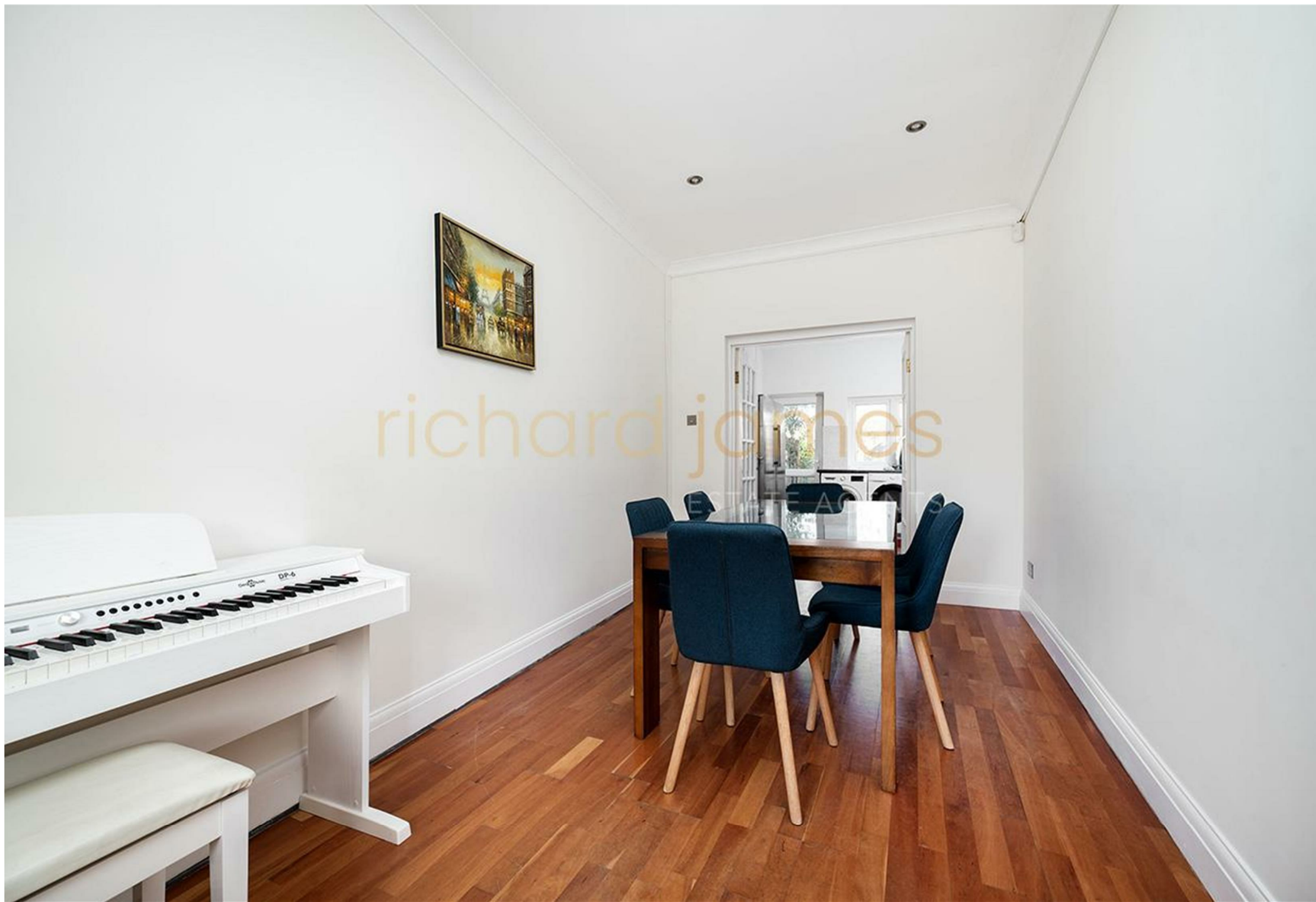
- 1,669 sq ft (155 sqm) of well-proportioned living space across three floors
- Four bedrooms, including a top-floor principal suite with en-suite
- Separate dining room plus kitchen/breakfast room
- Generous landscaped rear garden
- Well positioned for popular local schools — state, faith, and independent
- Freehold tenure
- 29ft double reception room with bay window
- Modern family bathroom and guest WC
- Off-street parking for two cars on block-paved driveway
- Mill Hill Broadway Thameslink — approx. 20 mins to St Pancras International

## Important Information

- **Price:** £850,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Location:** London

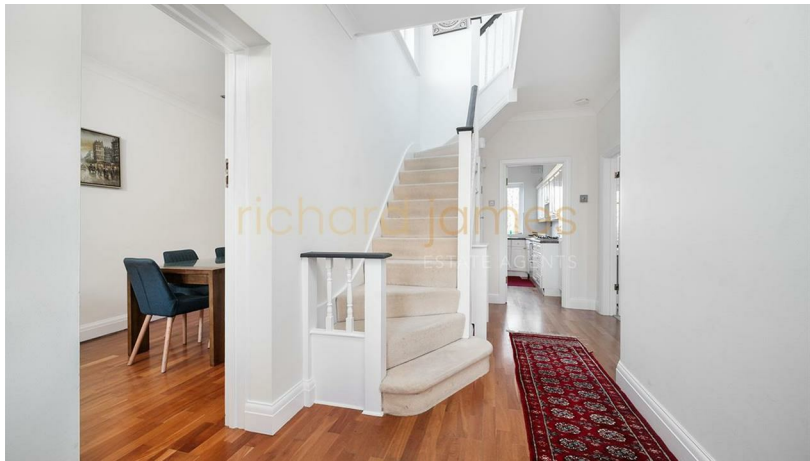
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 78        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



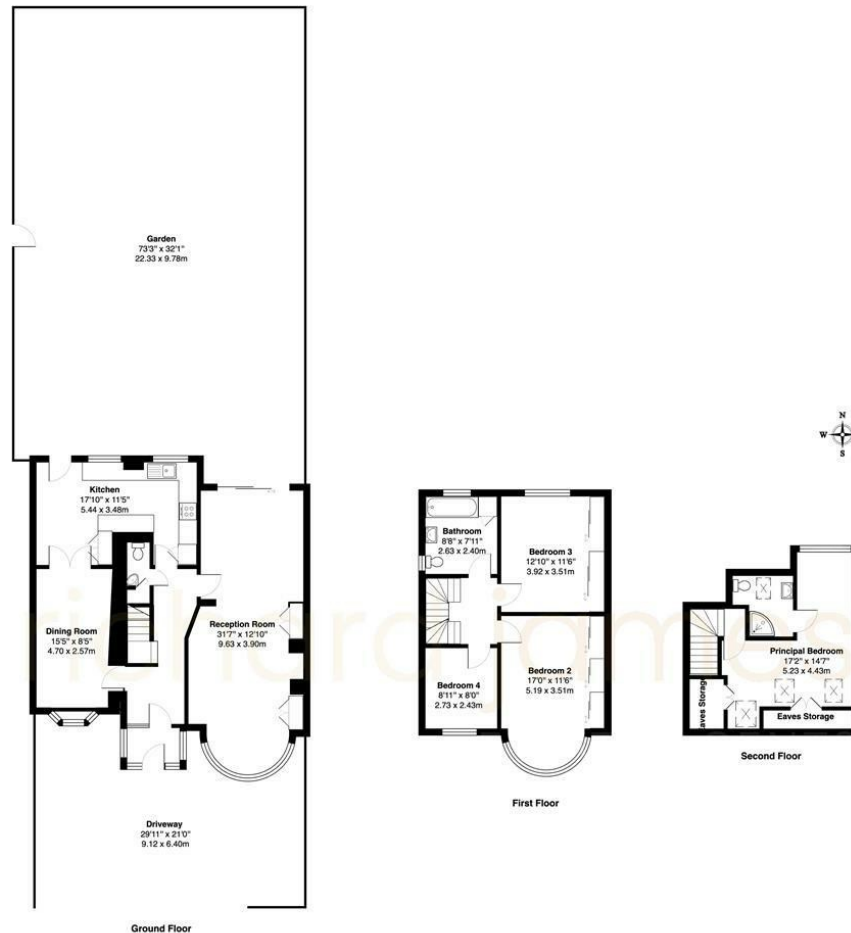












Longfield Avenue NW7

Total Gross Area: 1669 ft<sup>2</sup> ... 155.0 m<sup>2</sup> (excluding eaves storage)

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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