



**11 Lawrence Court, Mill Hill, NW7 3QP**

£2,100,000 POA

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james**  
ESTATE AGENTS

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## Property Description

A wonderful rare opportunity to buy this immaculate 2920 sq ft / 271.2 sq m Detached family home set in this most sought after cul de sac, within a stone's throw of the amenities at Mill Hill Broadway.

The current accommodation is arranged over three floors and comprises charming Entrance Hall, double Reception Room, TV/Family Room, Kitchen/Breakfast Room and guest Wc. On the first floor is the Principal Bedroom suite with en-suite Bathroom, Three further Bedrooms, family Bathroom with a further large Bedroom and en-suite Shower Room on the top floor.

There is a large integral double Garage which is currently used as a secondary Kitchen/Utility Room and which could easily be converted into more formal Reception space if required,

Externally there is ample off street parking and stunning, mature, rear Garden.

Lawrence Court is within a few hundred yards of Mill Hill Broadway and is therefore very well placed for popular local schools in both the state and private sectors. Local shopping, places of worship, transport links including Thameslink Station are all within close proximity as are the open spaces of Mill Hill Park and Arrandene.

Council tax band G

Sole Agent

## Key Features

- DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- TV/FAMILY ROOM
- AMPLE OFF STREET PARKING
- SOUGHT AFTER CUL DE SAC LOCATION
- THREE BATHROOMS (TWO EN-SUITE)
- 37' RECEPTION/DINING ROOM
- SECONDARY KITCHEN/UTILITY ROOM
- LARGE REAR GARDEN

## Important Information

- **Price:** £2,100,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



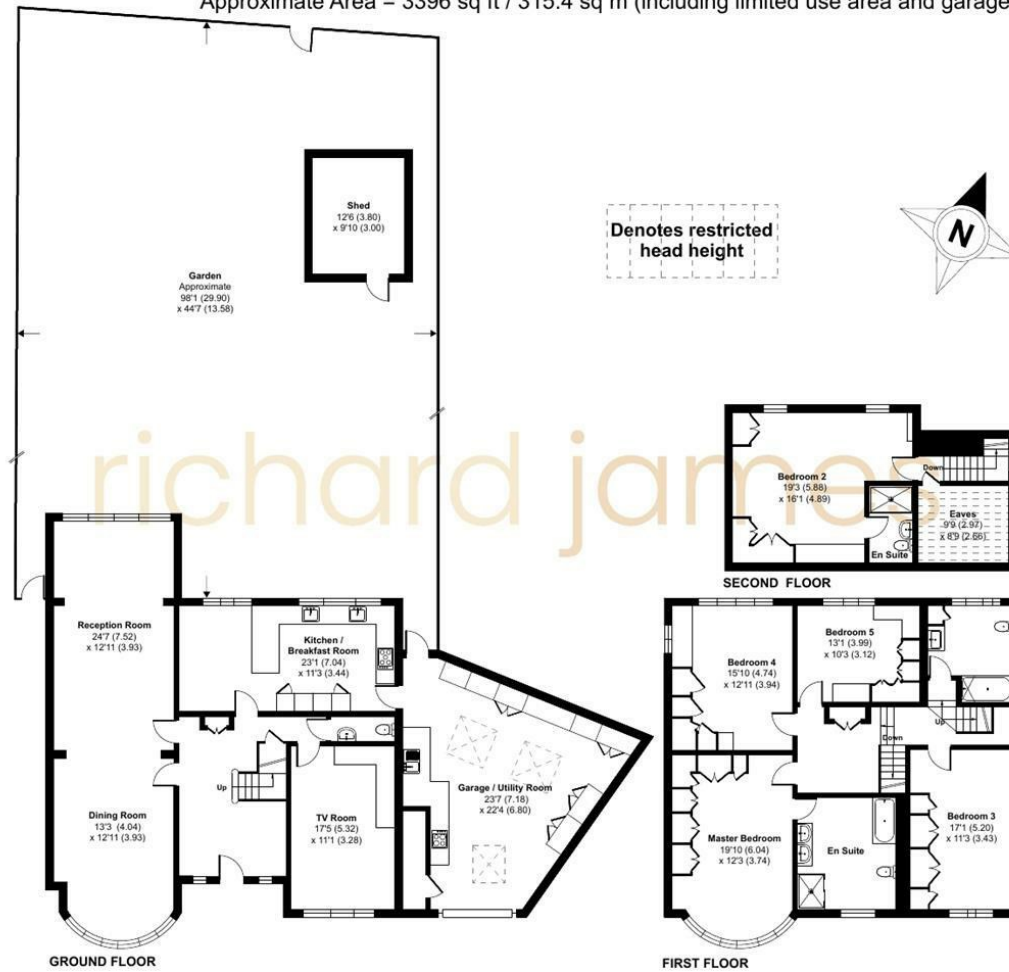
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Approximate Area = 3396 sq ft / 315.4 sq m (including limited use area and garage and excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rjcheom 2025. Produced for Richard James Estate Agents Ltd. REF: 1272109

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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