



55 Lawrence Avenue, NW7 4NL

£1,250,000

**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

A well presented double fronted detached family home located towards the top of this favoured road, close to the junction with Tretawn Gardens.

The bright and well planned accommodation, arranged over 1773 sq ft/164.7 sq m, offers Four Bedrooms, Two Bathrooms (1 en-suite), with versatile living areas.


Lawrence Avenue is located close to the open spaces of Mill Hill Park and Arrandene. Popular local schools including Etz Chaim, Courtland and Mill Hill County are all within close proximity.

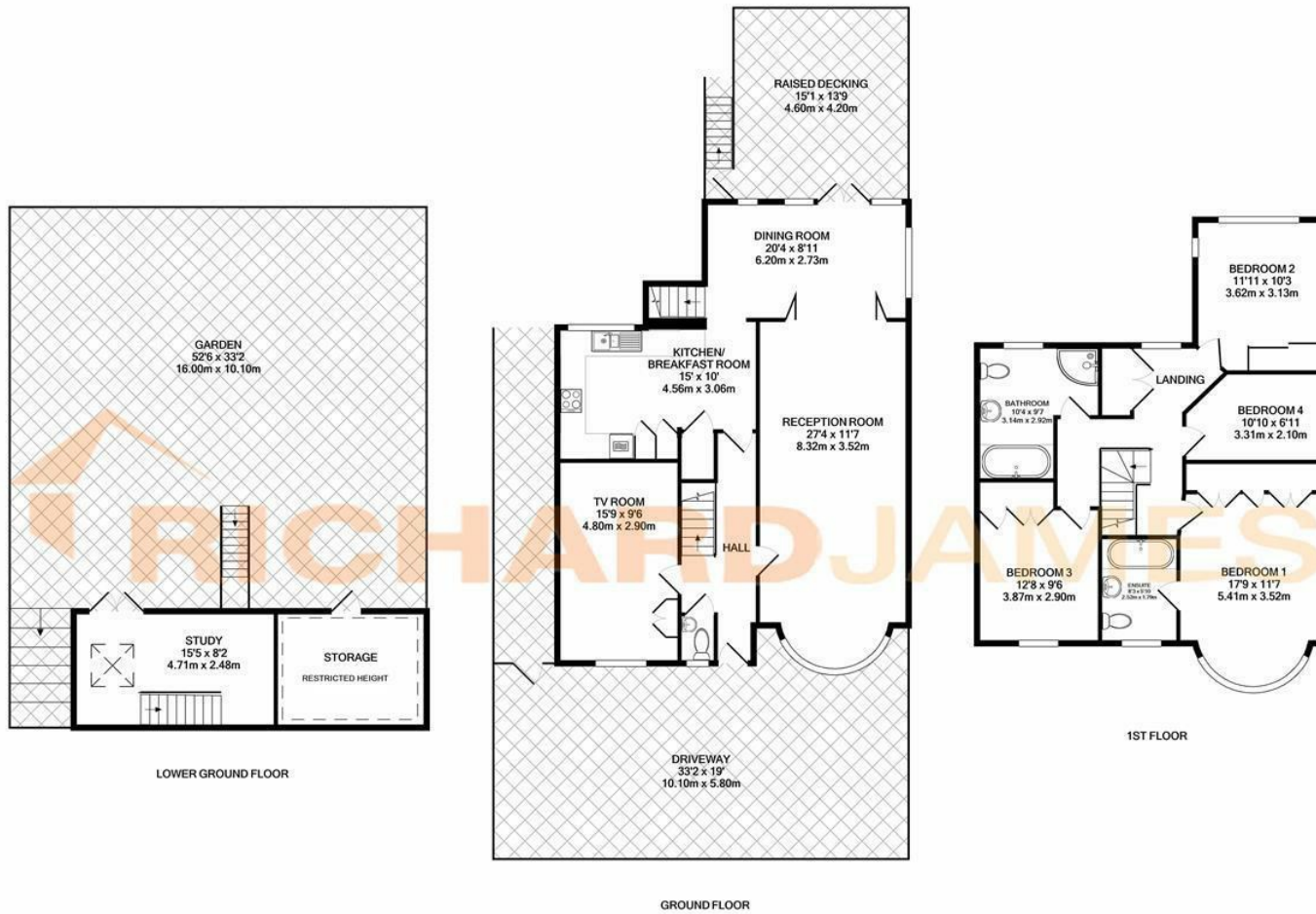
Sole Agent

Key Features

Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

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



LAWRENCE AVENUE NW7
 TOTAL APPROX. FLOOR AREA 1773 SQ.FT. (164.7 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited. Made with Metropix ©2020

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.

richard james

ESTATE AGENTS

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

richardjames.biz

