



5 Sylvan Avenue, NW7 2JH

£1,100,000

**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

On the market for the first time in over 30 years is this wonderfully located detached family home set on one of Mill Hill's most sought after turnings.

Its spacious rooms with high ceilings and character throughout have been maintained to a high standard. There is substantial potential to extend the house if necessary, subject to planning permission, which would further elevate what is already a truly magnificent family home in the heart of Mill Hill.


The current accommodation is arranged over 2 floors, 2118 sq ft/ 196.7 sq m and comprises Four Bedrooms, family Bathroom, Two formal Reception Rooms, charming Entrance Hall, fitted Kitchen leading to Breakfast Room, Utility Room and Guest WC.

Externally, there is off street parking with potential to create additional off street parking, Garage and a stunning, mature, rear Garden which extends to approximately 118ft/33 m.

Key Features

Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Location:** Mill Hill

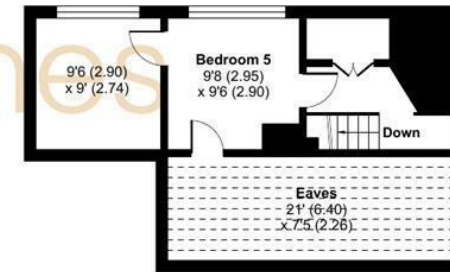
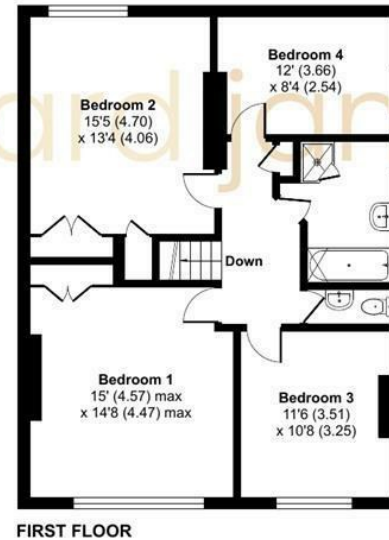
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Approximate Area = 2118 sq ft / 196.7 sq m
 Limited Use Area(s) = 165 sq ft / 15.3 sq m
 Garage = 84 sq ft / 7.8 sq m
 Outbuilding = 63 sq ft / 5.8 sq m
 Total = 2430 sq ft / 225.6 sq m

For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1078351

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 particularly 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

