



50 Lawrence Street, NW7 4JS

£1,150,000

**richard
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ESTATE AGENTS

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Property Description

SOLD by Richard James Mill Hill's Leading Estate Agent

A unique, very well presented detached bungalow, set up high, just off and set back from Lawrence Street on an imposing plot in this desirable location.

The accommodation includes a large entrance Hall, Principal Bedroom suite with en-suite dressing room and Bathroom, 2nd double Bedroom, Study/Bedroom 3, Kitchen/Breakfast room, large Reception/Dining Room, family Bathroom/WC and guest Wc.


Features include a delightful landscaped wrap around rear garden, separate patio areas, terrace from double reception, double garage and street parking for 4 cars.

Key Features

- DETACHED BUNGALOW
- TWO FURTHER BEDROOMS
- AIR CONDITONED LIVING/DINING ROOM
- WRAP AROUND GARDENS
- LARGE MASTER BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE AND OFF STRETT PARKING FOR 4 CARS

Important Information

- **Price:** £1,150,000
- **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 Street, NW7

Total Gross Area: 1453 sq ft ... 135.0 m² (excluding garden)

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 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.

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