



**49B Hammers Lane, NW7 4DD**

£875,000

**richard  
james**

ESTATE AGENTS

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## Property Description

An immaculately presented and rarely available end of terrace family home located in the sought after Poets Corner area of Mill Hill, opposite Arrandene/Mill Hill Park and within the catchment for Etz Chaim school, Goodwyn school and within a short walk of Mill Hill Broadway's multiple shops, restaurants and transport facilities, including Thameslink Station.

The accommodation includes Four Bedrooms, Three bathrooms (two en suite shower rooms), a large Kitchen/Family/Diner, Reception Room, Utility Room and guest Wc.

Externally there is landscaped rear garden, Off street parking and detached garage which could be converted into office/gym.


Sole Agent

## Key Features

- FOUR BEDROOM
- DETACHED GARAGE
- CLOSE TO LOCAL AMENITIES
- GUEST WC
- THREE BATHROOM (TWO ENSUITE)
- LANDSCAPED REAR GARDEN
- UTILITY ROOM
- OFF STREET PARKING

## Important Information

- **Price:** £875,000
- **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



HAMMERS LANE NW7  
TOTAL APPROX. FLOOR AREA 1453 SQ. FT. (135.0 SQ.M.)

Floorplans are for identification and guidance purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plans supplied by CH2 CH2A Limited. Made with Metrepx (0021)

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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