



**18 Woodland Way, Mill Hill, NW7 2JR**

**£1,000,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A rarely available well presented, four bedroom, two bathroom (one en-suite) character semi-detached house, situated in a sought after residential turning off Flower Lane close to Mathilda Marks Kennedy primary school, places of worship, Mill Hill Broadway Thameslink Station and various other numerous local amenities.

The property offers spacious family accommodation arranged over three floors and boasts a double reception room, modern fitted kitchen / breakfast room, guest cloakroom, 80ft landscaped rear garden, and off street parking for two cars.

Council tax band E

Sole Agent

## Key Features

- FAMILY HOUSE
- TWO BATHROOMS (ONE EN SUITE)
- LANDSCAPED REAR GARDEN
- GUEST WC
- DOUBLE RECEPTION ROOM
- FOUR BEDROOMS
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER LOCATION
- KITCHEN / BREAKFAST ROOM

## Important Information

- **Price:** £1,000,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

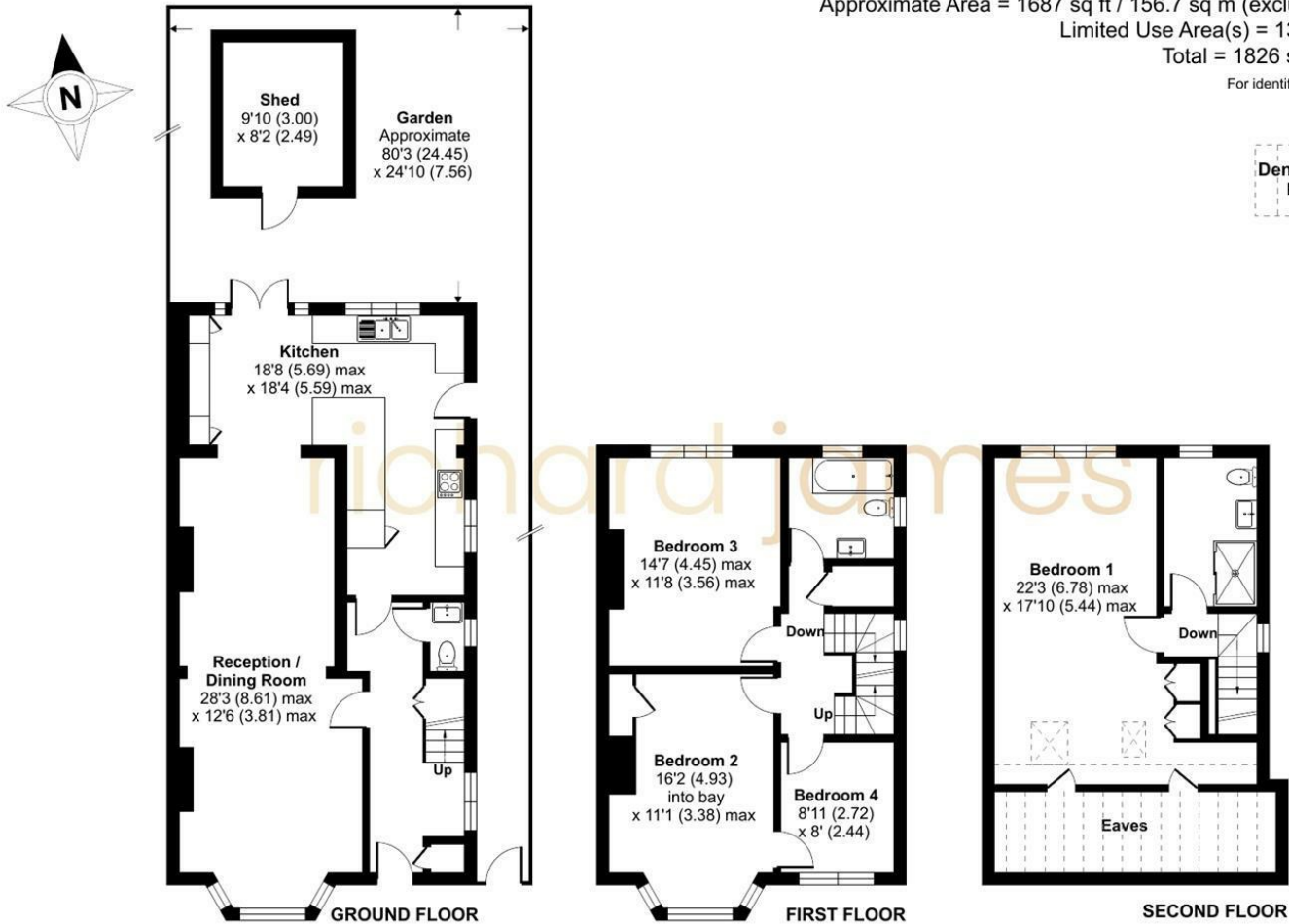






Approximate Area = 1687 sq ft / 156.7 sq m (excludes outbuilding)  
 Limited Use Area(s) = 139 sq ft / 13 sq m  
 Total = 1826 sq ft / 169.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1240542

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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