



West Grove Hammers Lane, Mill Hill, NW7 4DY

£4,000,000 POA

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james**

ESTATE AGENTS

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Property Description

A rare opportunity to purchase this magnificent Grade II listed Georgian detached family home originally built in 1786 and later remodelled (1930s) in part by the celebrated architect Berthold Lubetkin, located towards the summit of Hammers Lane giving wonderful views over London and within the boundary of Mill Hill Village.

Set in generous grounds of approximately 1.75 acres features include landscaped Garden with Treehouse, Tennis Court, Swimming Pool with retractable cover, Orchard and ample off street parking complete with EV charging point set behind electric Gates.

The house has been extensively refurbished by the current owners and over 4531 sq ft/420.9 sq m the bright accommodation includes a Kitchen/Breakfast Room, Drawing Room with wood burning Stove and both formal and informal entertaining areas with folding doors onto the Garden from both the Drawing Room and Dining Room . There are Four Bedrooms in the main body of the house with an additional wing complete with its own front door allowing for self contained guest/staff/teenage accommodation.

The local restaurants, cafés and shops on Mill Hill Broadway, Mill Hill Broadway Thameslink Station and the local bus station are also nearby. Several sought after schools are within close proximity including, Mill Hill School Belmont Prep, Grimsdell Pre Prep and International school as well as St Vincents' and St Pauls' Primary Schools.

Council tax band H

Sole Agent



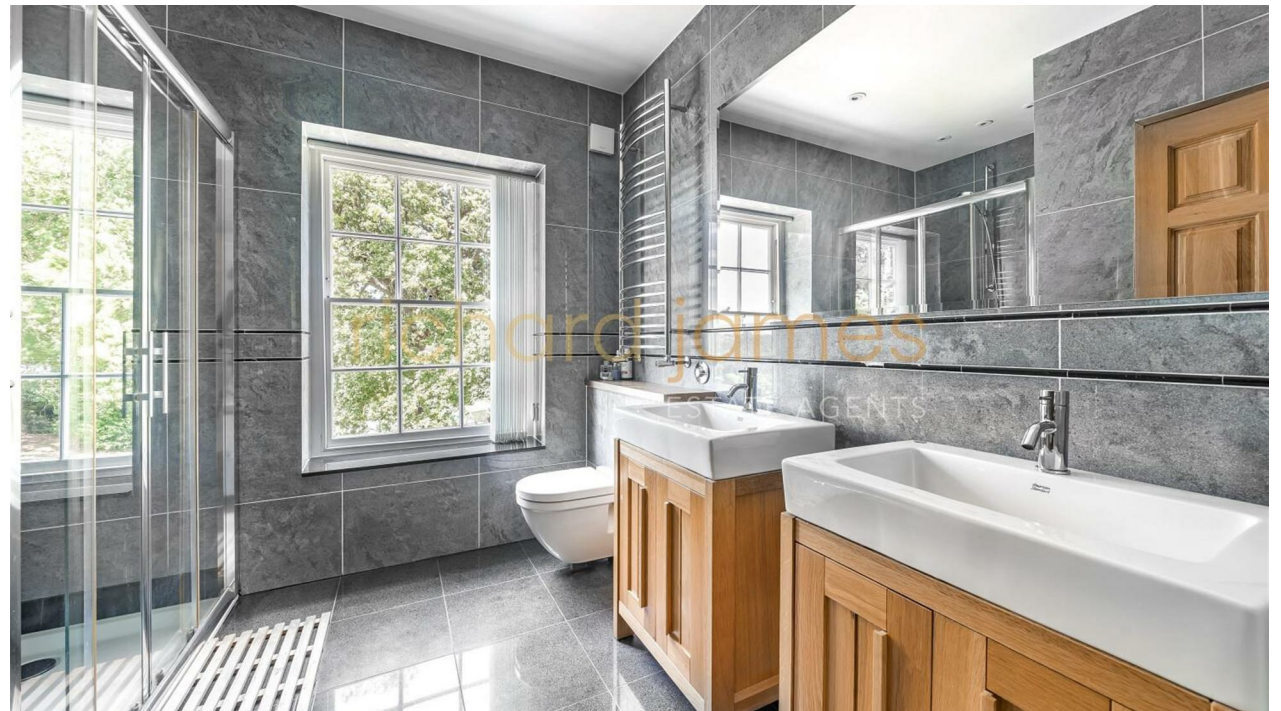
Key Features

- GRADE II LISTED DETACHED HOME
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SWIMMING POOL
- AMPLE OFF STREET PARKING BEHIND ELECTRIC GATES
- GROUNDS OF APPROX 1.75 ACRES
- FOUR BATHROOMS
- FORMAL AND INFORMAL ENTERTAINING AREAS
- TENNIS COURT
- OUTSTANDING VIEWS OVER LONDON

Important Information

- **Price:** £4,000,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** London

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





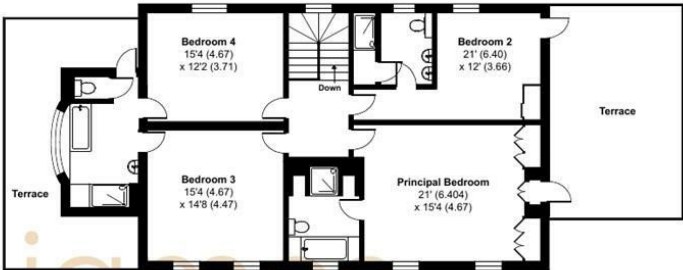




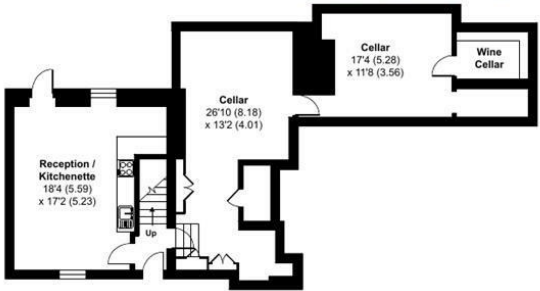


Approximate Area = 4531 sq ft / 420.9 sq m

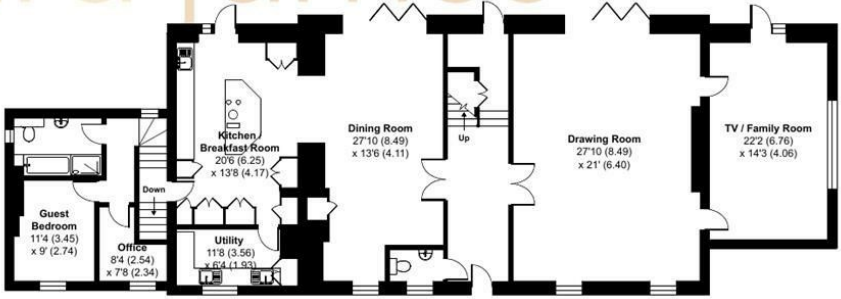
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1168374

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.

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