



**64 Wise Lane, NW7 2RG**

£1,100,000 Offers In The Region Of

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)



# Property Description

On the market for the first time in approximately 50 years, being sold with no upper chain is this lovely family home in need of modernisation and which could be substantially extended subject to the usual, necessary consents.

Occupying an elevated plot, affording wonderful views, this Six Bedroom property benefits from a stunning rear Garden which extends to approximately 200' and which backs onto Arrandene open space.

Wise Lane is a sought after road within easy reach of the amenities of Mill Hill Broadway whilst, at the same time, being close to the green spaces of Mill Hill Park and Arrandene. Popular local schools are within easy reach including Mill Hill Foundation, St Vincent's Primary School & St Paul's Primary School.

Sole Agent

---


## Key Features

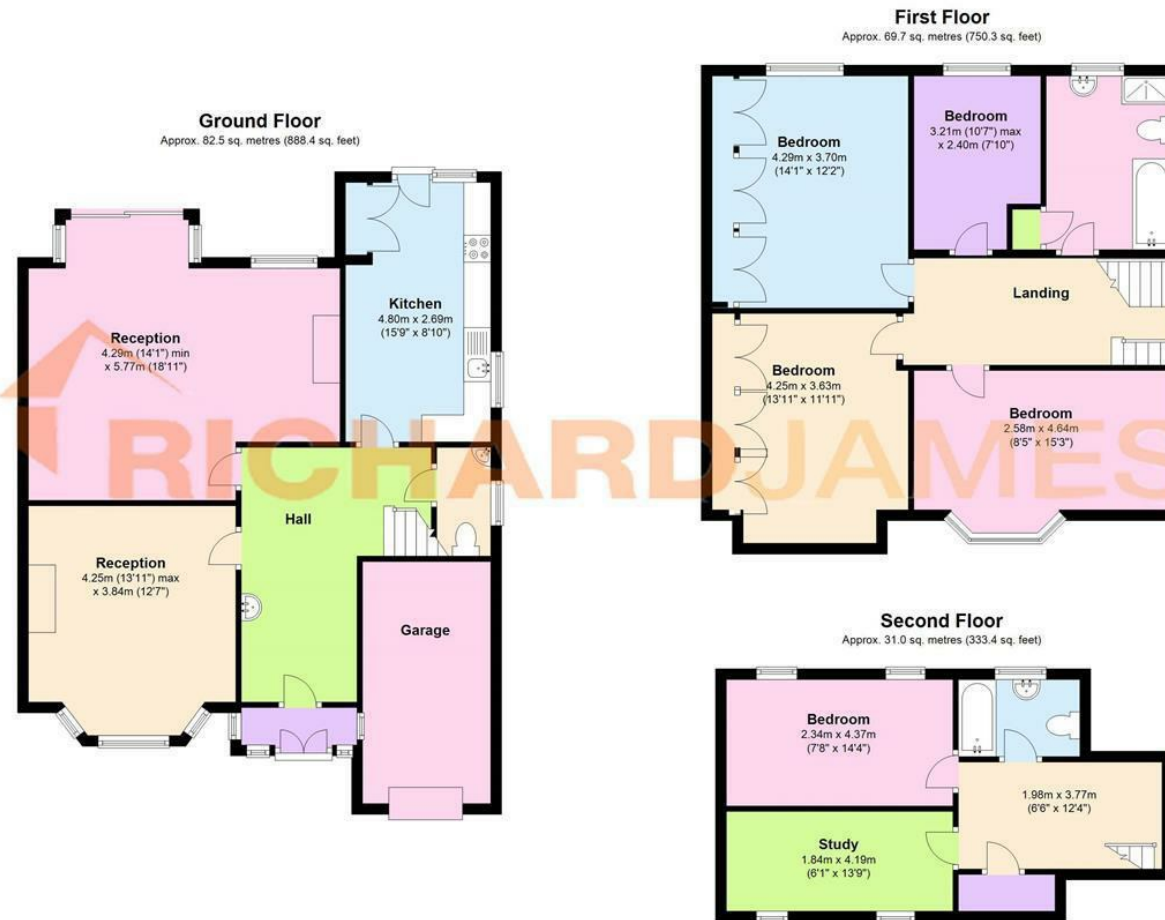
- SIX BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- LARGE GARDEN BACKING ONTO ARRANDENE OPEN SPACE
- OFF STREET PARKING AND GARAGE

---

## Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** I
- **EPC:**
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 183.2 sq. metres (1972.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility can be taken for any errors within. Plan produced using PlanUp.

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.

**richard james**  
ESTATE AGENTS

T 020 8959 9191  
E enquiries@richardjames.biz  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

richardjames.biz