



127 Wise Lane, NW7 2BD
£2,000,000 Offers Over

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Property Description

Commanding a wide frontage, set back from the road is this substantial 4450 sq ft/413.4 sq m detached family home set on a highly sought after road with views over Mill Hill Park.

The house has been in the same family ownership in excess of 30 years and now requires modernisation throughout.

The accommodation, over two floors only is arranged as Five Bedrooms one with walk in dressing room, Three Bathrooms (1 en suite) and one jack and jill, an impressive entrance hall with galleried staircase, Three Receptions, Kitchen/Diner, Utility Room, Garage and Guest wc.

To the rear of the property is a 150' mature and secluded south facing garden with swimming pool.


There is potential to extend to the rear and into the loft stpp and sufficient width to build two houses on the plot stpp - plans

Key Features

- DETACHED FAMILY HOME
- OFF STREET PARKING
- CARRIAGE DRIVEWAY
- 150FT SOUTH FACING LANDSCAPED REAR GARDEN
- GARAGE
- 4450 sq ft/413.4 sq m

Important Information

- **Price:** £2,000,000
- **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 	

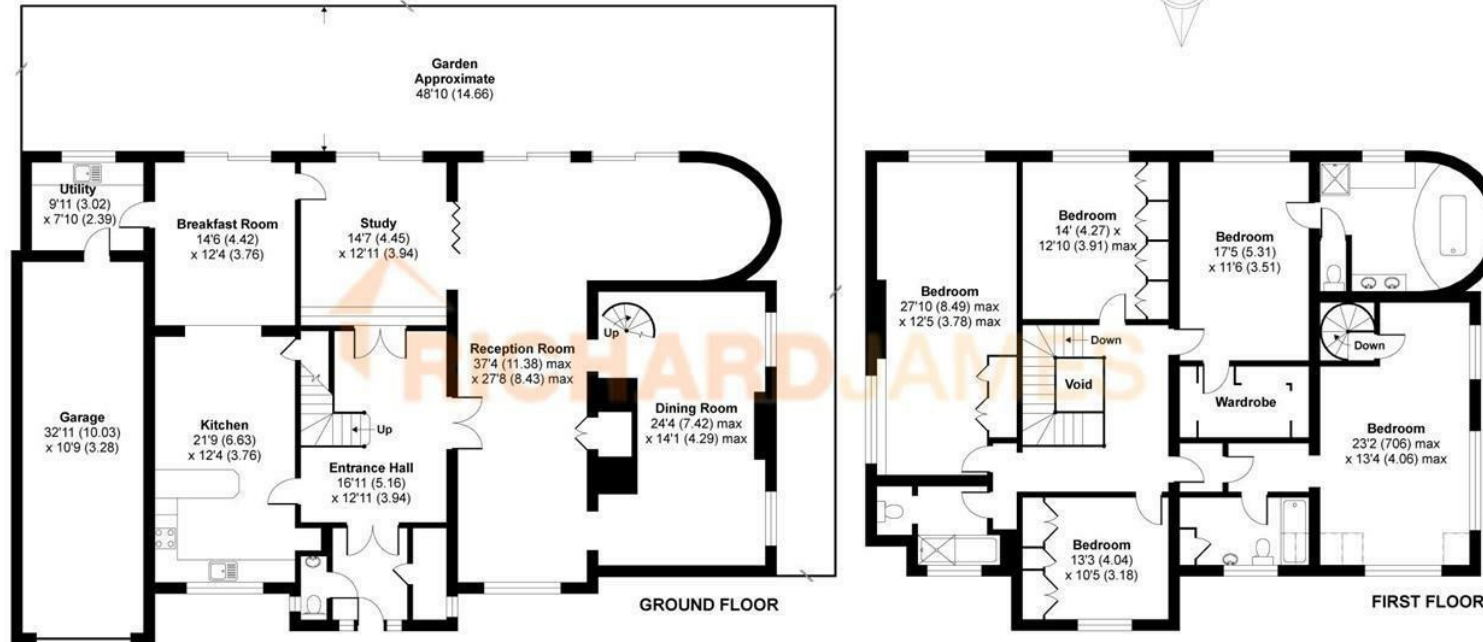
Approximate Area = 4410 sq ft / 409.6 sq m (excludes void & includes garage)

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Total = 4450 sq ft / 413.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Richard James, REF: 646994

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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