



**Orchard End Nan Clarks Lane, Mill Hill, NW7 4HH**

**£3,495,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A rare opportunity to acquire this stunning contemporary detached residence, built circa 2004 located in one of Mill Hill's most sought after locations, surrounded by greenery on all sides

Nestled within generous grounds of approximately two-thirds of an acre, the property boasts beautifully landscaped gardens, a separate guest house, ample off street parking complete with EV charging point, all securely enclosed by gates.

The property has been extensively refurbished by the current owners and now offers 3917 sq ft/363.9 sq m of bright, spacious and versatile living accommodation which allows for as many as Five Bedrooms with Four Bathrooms (3 of which are en suite).

Key features include a stylish Kitchen/Breakfast Room, double Reception Room, guest WC and Utility Room.

Whilst sitting in this semi rural location the house is ideally located close to Mill Hill Broadway with its variety of restaurants, cafés, and shops, as well as easy access to the Thameslink Station and local bus routes. Several highly regarded schools are within close proximity, including Mill Hill School, Haberdshers' and North London Collegiate.

Council Tax Band - H

Sole Agent



## Key Features

- CONTEMPORARY DETACHED
- SOUGHT AFTER CUL DE SAC LOCATION
- 3917 SQFT / 363.9 SQ M
- TWO THIRDS OF AN ACRE
- GUEST WC
- GATED OFF STREET PARKING FOR SEVERAL CARS
- GUEST HOUSE
- LANDSCAPED GARDENS
- RURAL LOCATION

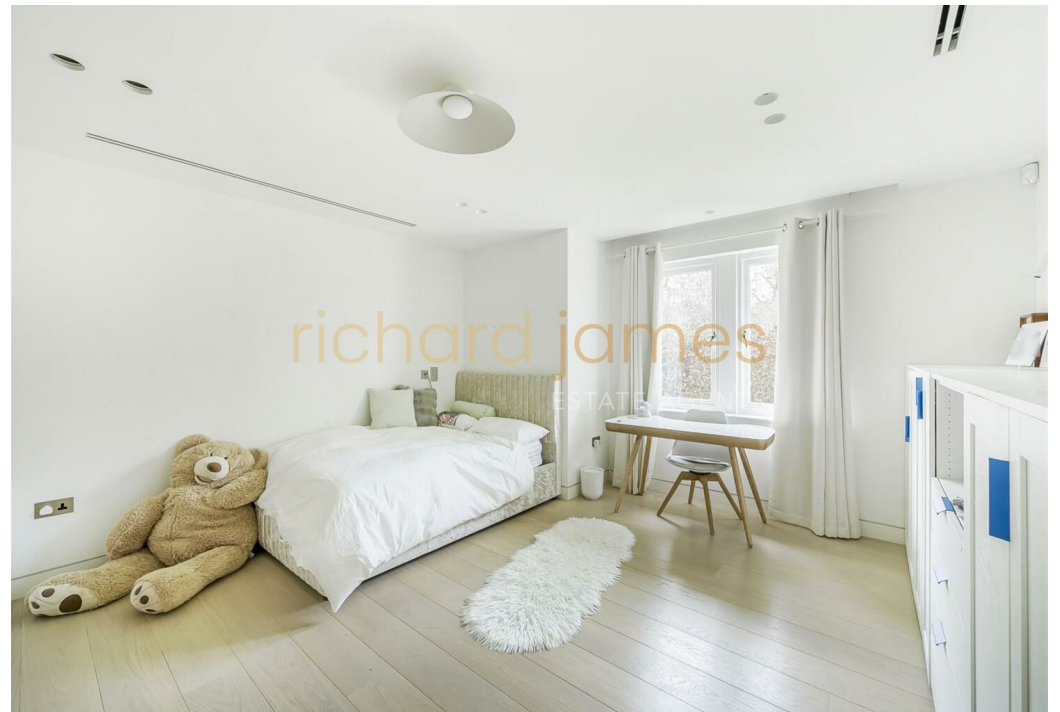
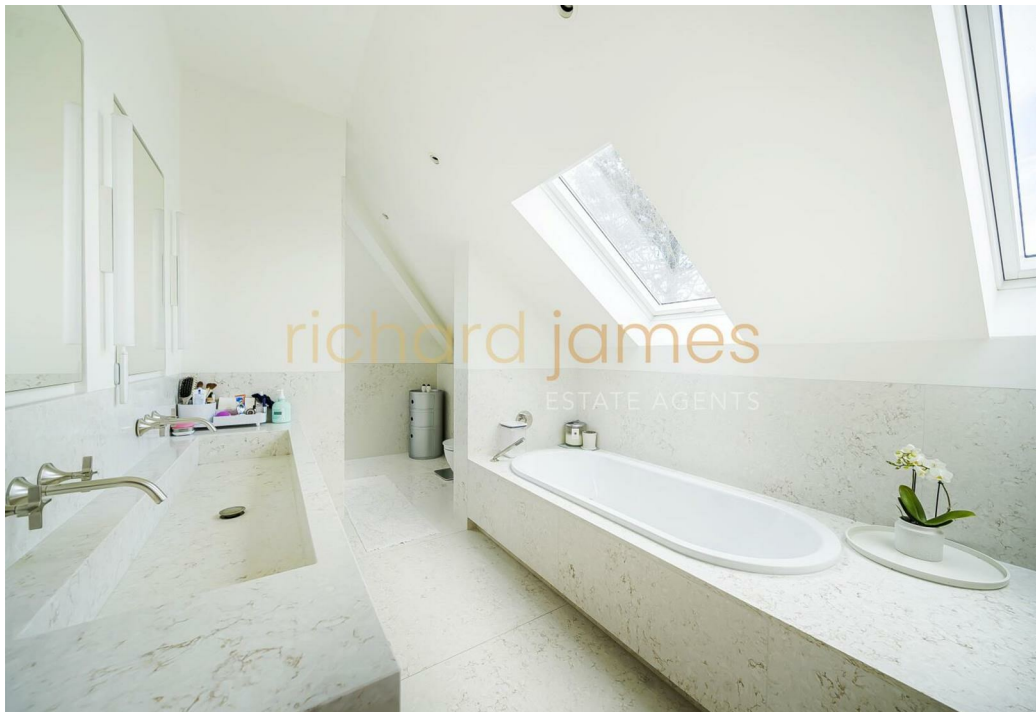
## Important Information

- **Price:** £3,495,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **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	46	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







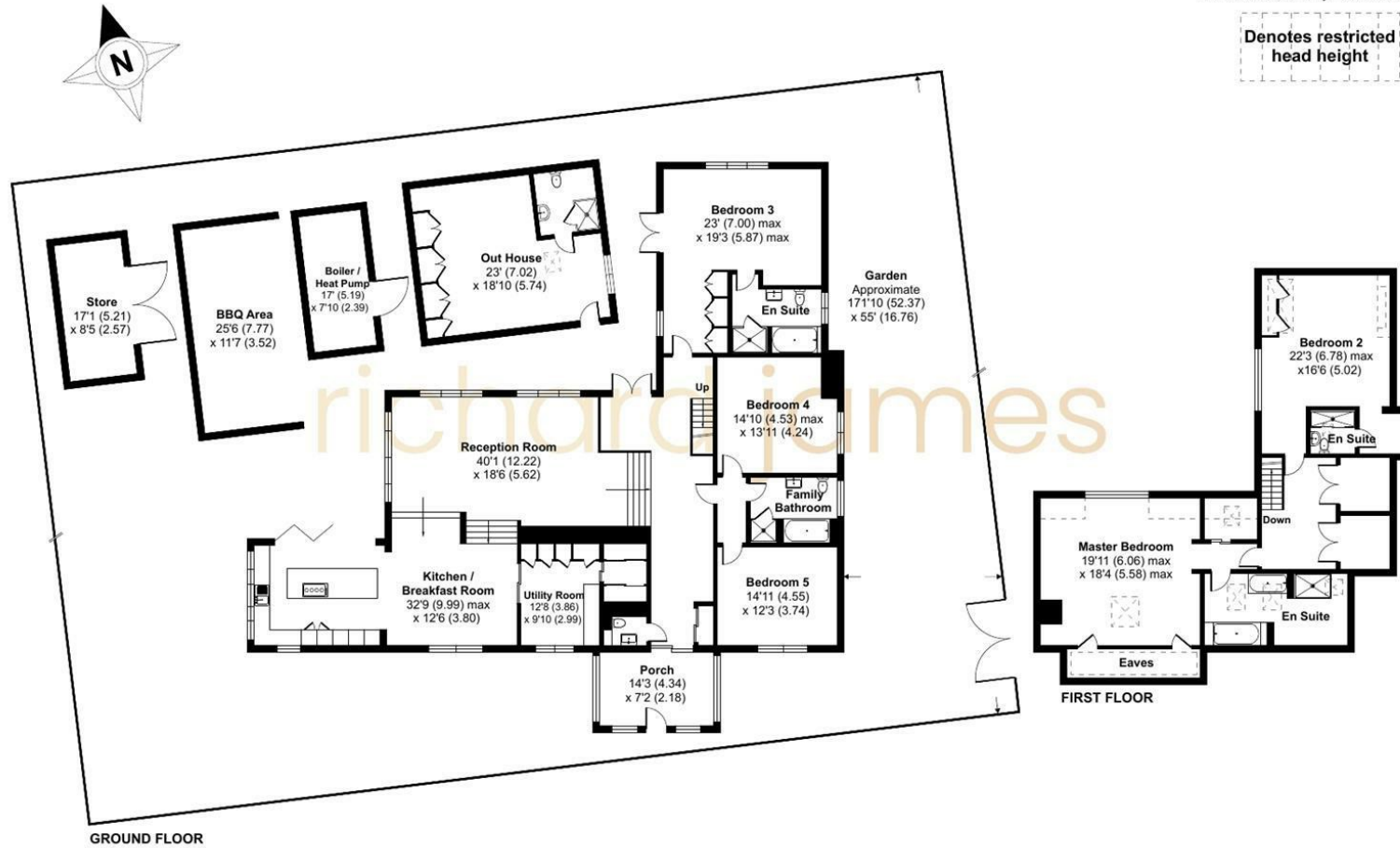




Approximate Area = 3917 sq ft / 363.9 sq m (including limited use area)

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rjcheom 2025. Produced for Richard James Estate Agents Ltd. REF: 1261951

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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