



20 Uphill Road, NW7 4RB

£2,495,000

**richard
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ESTATE AGENTS

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Property Description

Occupying a double width plot, extending to approximately 1/2 an acre and set towards the lower part of one of Mill Hill's most sought roads is this large, double fronted detached family home.

Set back from the road, behind a carriage driveway the house, which has been in the same family ownership for the last 40 years, provides generous living over 3 floors. Although already over 3700 sq ft there is scope to substantially extend STPP.


The accommodation includes Principal Bedroom suite with en-suite Bathroom and en-suite Dressing/Shower Room, Four further Bedrooms, Two further Bathrooms (1 en-suite), Kitchen, large Drawing Room, Three further Reception Rooms and 2 Wcs.

Externally there is an incredible, landscaped, 230' rear garden with heated swimming pool and a detached summer house (including changing room, shower and Kitchenette), double width Garage and large carriage driveway giving parking for

Key Features

Important Information

- **Price:** £2,495,000
- **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 	

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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