



10 Sunbury Avenue, NW7 3SJ

£1,595,000

**richard
james**

ESTATE AGENTS

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

richardjames.biz





Property Description

A rare opportunity to purchase an exceptional Four Bedroom, Two bathroom (one en suite) double fronted detached family home situated in a prime residential location and conveniently located within approximately 1/4 of a mile of Mill Hill Broadway's trendy coffee shops, fashionable boutiques and Thameslink Station and is close to popular local schools, including Mathilda Marks Kennedy.

Having been the subject of a ground up extension and refurbishment programme within the last few years, the accommodation is arranged over two floors and includes an indulgent Principal Bedroom Suite with Dressing room, stunning Kitchen/Diner and bright, versatile living space.


Externally there is a landscaped south facing rear garden which extends to approximately 120' with heated swimming pool and carriage driveway with parking for three / four cars.

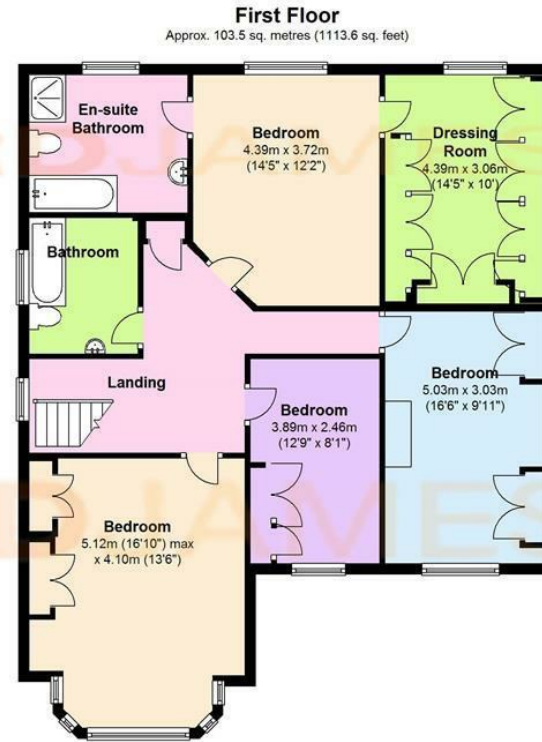
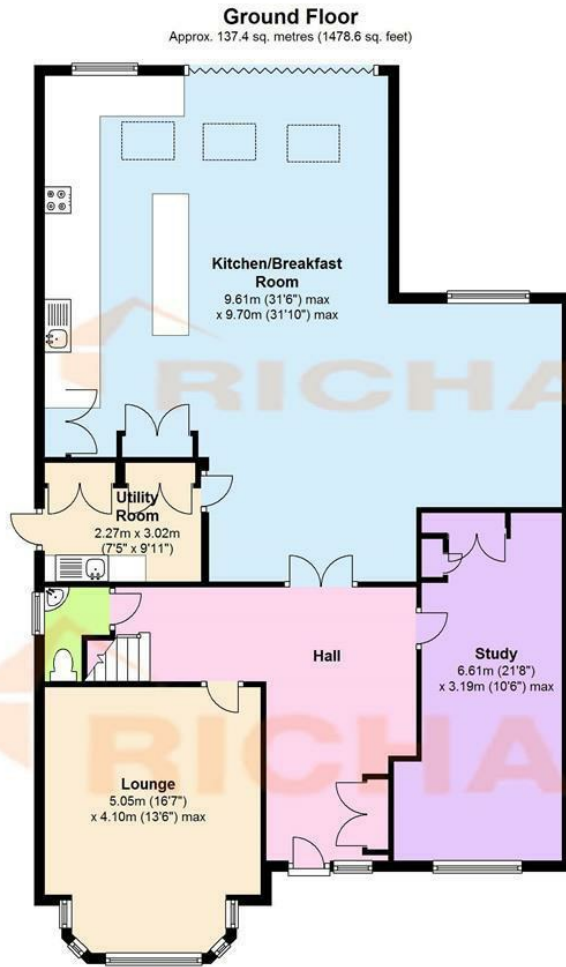
SOLE AGENT.

Key Features

Important Information

- **Price:** £1,595,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:**
- **Location:** London

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 	



This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measures or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
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 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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