



**5 Lawrence Avenue, NW7 4NL**

**£1,200,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

On the market for the first time in 54 years is this well presented double fronted detached family Home, situated on the south side of this highly sought after leafy turning off Lawrence Street, within approximately ¼ mile of Mill Hill Broadway with its numerous shops, restaurants and Thameslink station.

The house has been well maintained by the current owners and provides versatile living space and has scope for various extensions (stp). The accommodation is currently arranged as Four Bedrooms, Two Bathrooms (1 en-suite), double length Reception Room, Dining Room, Kitchen/Breakfast Room, large Sun Room (with electric blinds), Utility Room and Guest Wc.

Externally there is a 50' west facing rear garden with side access and off street parking.

Lawrence Avenue is located close to the open spaces of Mill Hill Park and Arrandene. Popular local schools including Etz Chaim, Courtland and Mill Hill County are all within close proximity.

Sole Agent

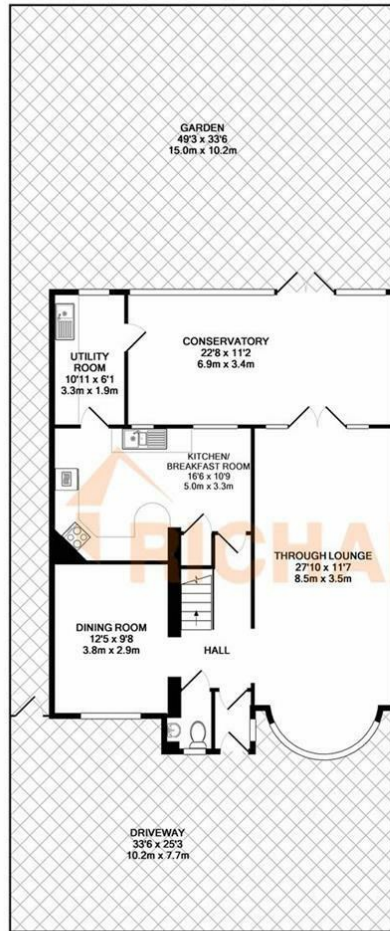
## Key Features



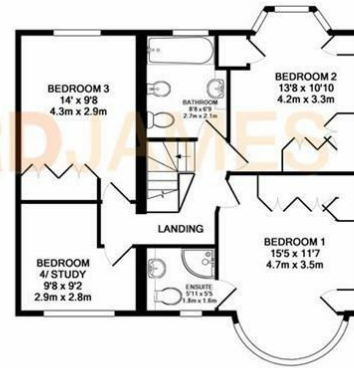
## Important Information

- **Price:** £1,200,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** E
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

LAWRENCE AVENUE NW7  
 TOTAL APPROX. FLOOR AREA 1638 SQ.FT. (157.7 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix G2019



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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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