



7 Uphill Grove, NW7 4NH

£1,375,000

**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

An opportunity to purchase this double fronted detached family house situated on the south side of this highly sought after leafy turning off Lawrence Street and 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, although would now benefit from some cosmetic upgrading, and provides versatile living space and has scope for various extensions (sttp). The current accommodation is arranged to provide Five Bedrooms, Two Bathrooms, double length Reception Room, Kitchen/Breakfast Room, 2nd Reception Room and Guest Wc.

Externally there is a wonderful, mature, southerly facing rear garden with side access and off street parking for two cars.

Uphill Grove is located close to the open space of Mill Hill Park and popular local schools including Etz Chaim, Courtland and Mill Hill County.

Sole Agent.

Key Features

- DOUBLE FRONTED DETACHED FAMILY HOUSE
- TWO BATHROOMS
- KITCHEN/BREAKFAST ROOM
- GUEST WC
- OFF STREET PARKING FOR 2 CARS
- FIVE BEDROOMS
- DOUBLE LENGTH RECEPTION ROOM
- 2nd RECEPTION ROOM
- APPROX 75' SOUTHERLY FACING REAR GARDEN
- WITHIN APPROX 400 METRES OF THE BROADWAY

Important Information

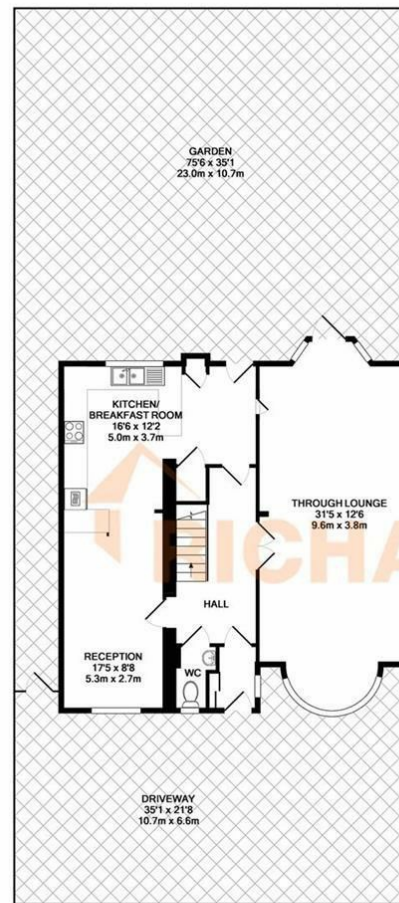
- **Price:** £1,375,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** E
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









GROUND FLOOR



1ST FLOOR

UPHILL GROVE NW7
TOTAL APPROX. FLOOR AREA 1595 SQ.FT. (148.2 SQ.M.)

Floorplans are for identification and guidance purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Dick Clark Limited. Made with Mapbox-ES2019

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.



**richard
james**
ESTATE AGENTS

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

richardjames.biz