



27 Uphill Road, NW7 4RA

£1,450,000 Offers In The Region Of

**richard
james**

ESTATE AGENTS

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Property Description


A substantial Edwardian Six Bedroom detached family house located in one of Mill Hill's most sought after turnings within a few hundred meters of Mill Hill Broadway. Arranged over 3408 sq ft/316.6 sq m the accommodation provides Six Bedrooms, Two Bathrooms (one en suite), Four reception rooms, Kitchen/Breakfast room, utility room, 2 garages, guest wc, off street parking and a fabulous south facing approximately 110' landscaped rear garden. The house is full of character with many original features and offers ample scope for extension (subject to planning permission). The property is for sale with full vacant possession and no upper chain.

Joint Sole Agent.

Key Features

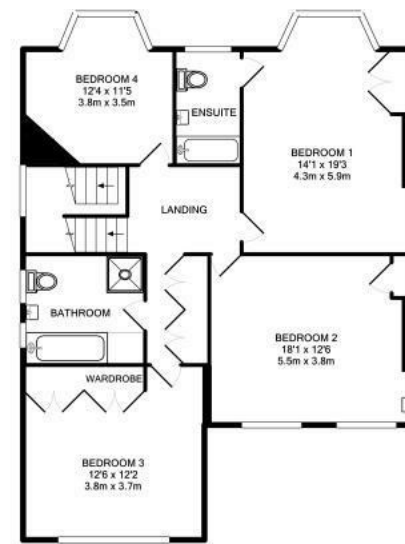
Important Information

- **Price:** £1,450,000
- **Tenure:** Freehold
- **Council Tax Band:** I
- **EPC:**
- **Locaton:** 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 	

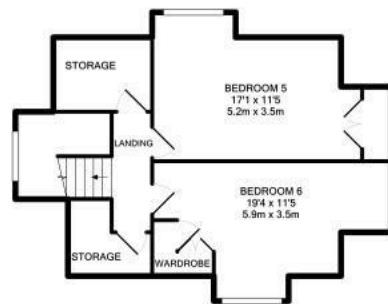


GROUND FLOOR
APPROX. FLOOR
AREA 162.7 SQ.M.
(1751 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 103.8 SQ.M.
(1118 SQ.FT.)

UPHILL ROAD, MILL HILL, NW7
TOTAL APPROX. FLOOR AREA 316.6 SQ.M. (3408 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02008



2ND FLOOR
APPROX. FLOOR
AREA 90.1 SQ.M.
(978 SQ.FT.)

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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