



**16 Sunnyfield, Mill Hill, NW7 4RG**

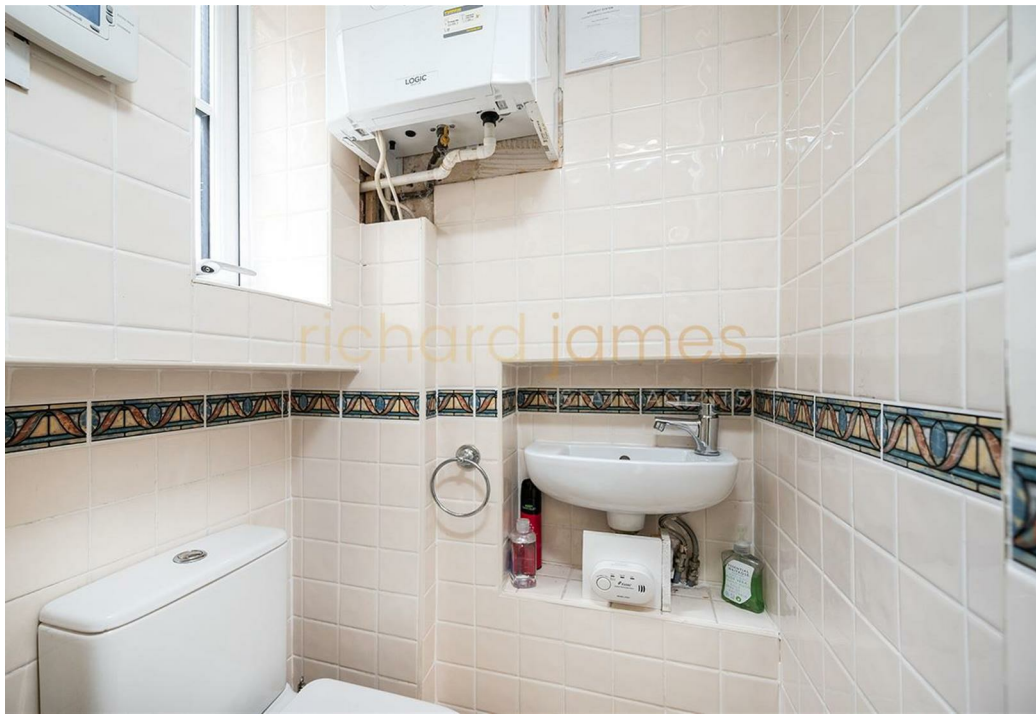
**£1,000,000**

**richard  
james**

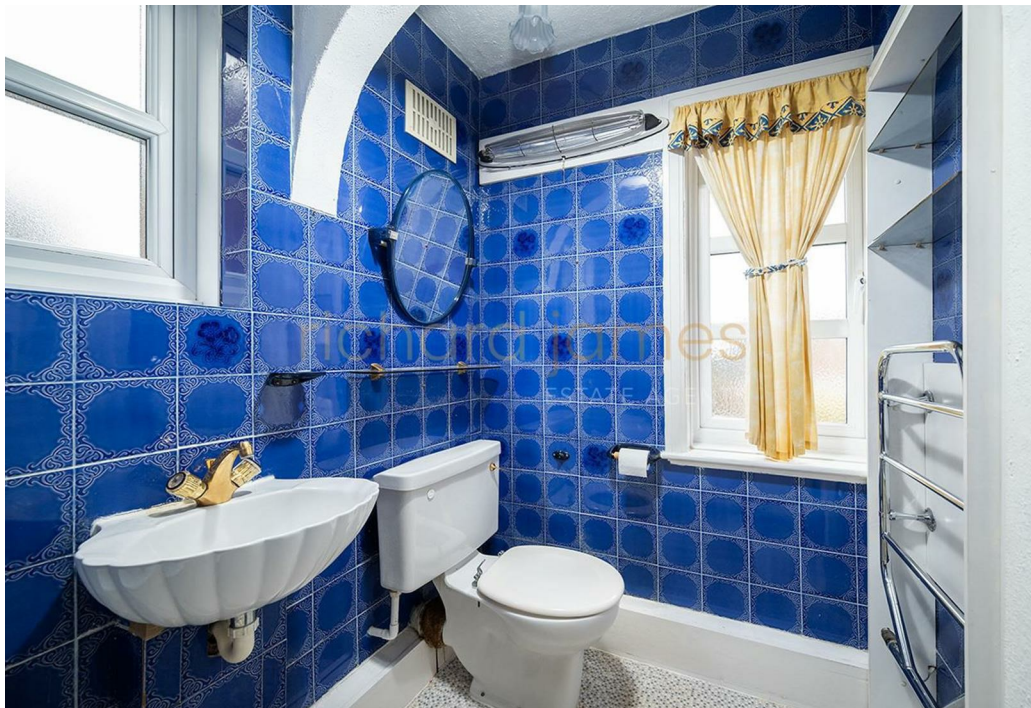
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)







## Property Description

Offered for sale with no upper chain, a wonderful opportunity to buy this Four Bedroom semi detached family home set in this most sought after turning off Lawrence Street.

Having been in the same family ownership for 50 years the house is in need of total modernisation and has the potential to substantially extend, subject to planning permission, which would create a truly magnificent family home in the heart of Mill Hill.

The current accommodation is arranged over 3 floors and comprises Four Bedrooms, Bathroom, Two Wc's, a charming Entrance Hall, Reception Room, Dining Room, Kitchen.

Externally there is off street parking for 2 cars, garage and a stunning, mature rear Garden which extends to approx 90ft/29.00 metres.

## Key Features

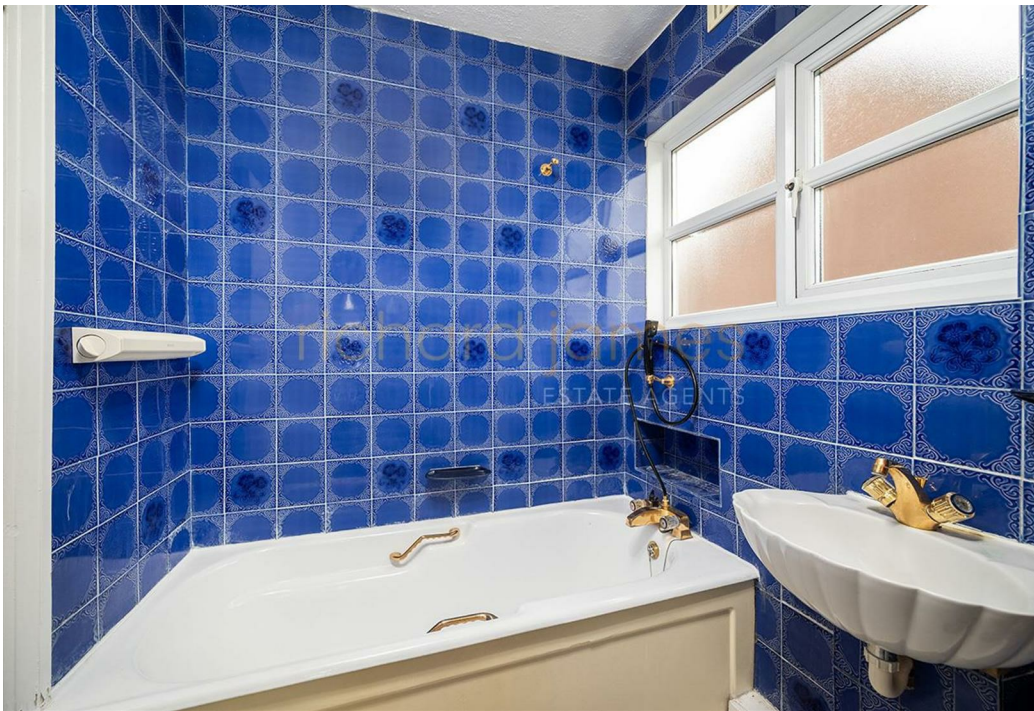
- SEMI DETACHED FAMILY HOME
- BATHROOM
- RECEPTION ROOM
- OFF STREET PARKING
- SCOPE TO EXTEND STPP
- FOUR BEDROOMS
- KITCHEN
- DINING ROOM
- STUNNING REAR GARDEN
- CLOSE TO MILL HILL BROADWAY AND THAMESLINK STATION

## Important Information

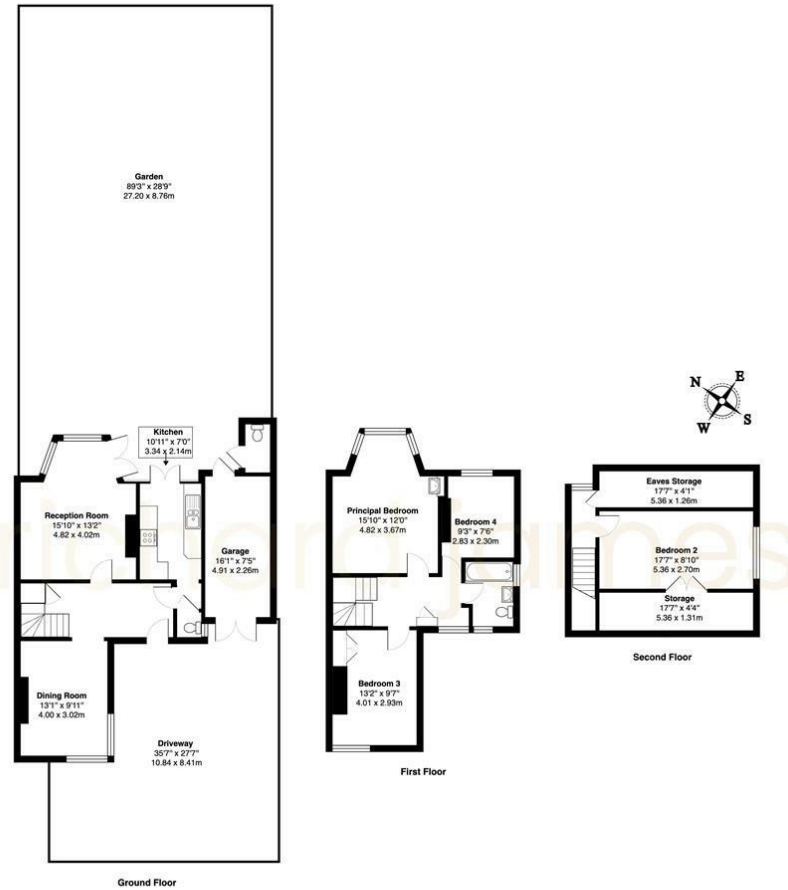
- **Price:** £1,000,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









**Sunnyfield NW7**

Total Gross Area: 1481 ft<sup>2</sup> ... 137.6 m<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for identification guideline purposes only. Not to scale. Compliant with the RICS code of measuring practice.

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.

**richard james**

ESTATE AGENTS

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

richardjames.biz

