



**40 Sunbury Avenue, NW7 3SJ**

**£875,000**

**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

A stunning Four bedroom, Two bathroom, semi 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.

The accommodation includes a Master Bedroom suite, Shower Room, Three further Bedrooms, family Bathroom, 24ft Kitchen/Breakfast Room/Reception Room, second reception room, utility Room, Guest Wc.

Externally there is a lovely landscaped rear garden and off street parking for two cars.


SOLE AGENT

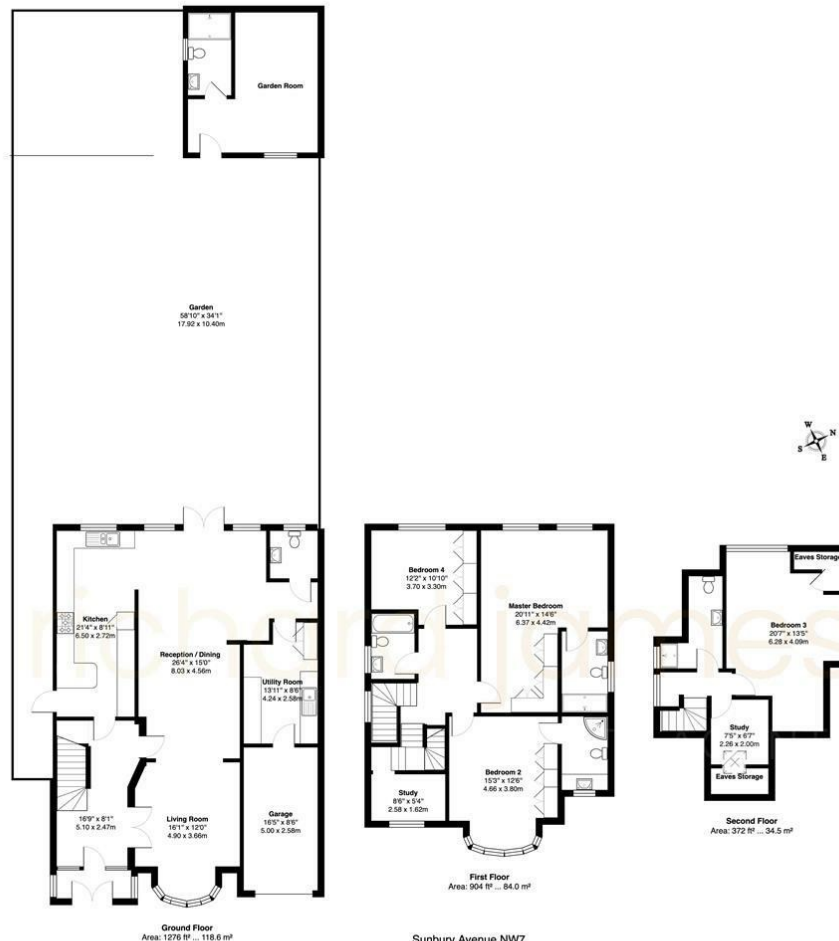
## Key Features

- SEMI DETACHED FAMILY HOUSE
- LANDSCAPED REAR GARDEN
- EXCELLENT CONDITION
- ONE BATHROOM
- UTILITY ROOM
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- FOUR BEDROOM
- ONE SHOWER ROOM

## Important Information

- **Price:** £875,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Location:** 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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 	



Sunbury Avenue NW7  
 Total Gross Area: 2553 sq ft ... 237.1 m<sup>2</sup> (excluding above storage, garden room)  
 All measurements are approximate and for identification 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

