



2 The Ridgeway, NW7 1RS

£1,395,000

**richard
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Property Description

Set on one of Mill Hill's most prestigious roads, is this rarely available characterful Five Bedroom, double fronted detached family home within walking distance of Mill Hill East Tube station, Waitrose and Virgin Active Gym and close to various local schools.

The accommodation is well planned and includes a Kitchen with doors opening out onto large terrace which, in turn, leads on to the splendid Landscaped Garden. The remainder of the house comprises Principal Bedroom with en-suite Bathroom, Four further Bedrooms, family Bathroom, Three Reception Rooms and Guest Wc.

There is ample off street parking, Garage and a wonderful landscaped rear garden extending to approximately 95ft.


Popular local schools in both private and state sectors are close by. These include St Paul's and St Vincent's and The Mill Hill Foundation.

Key Features

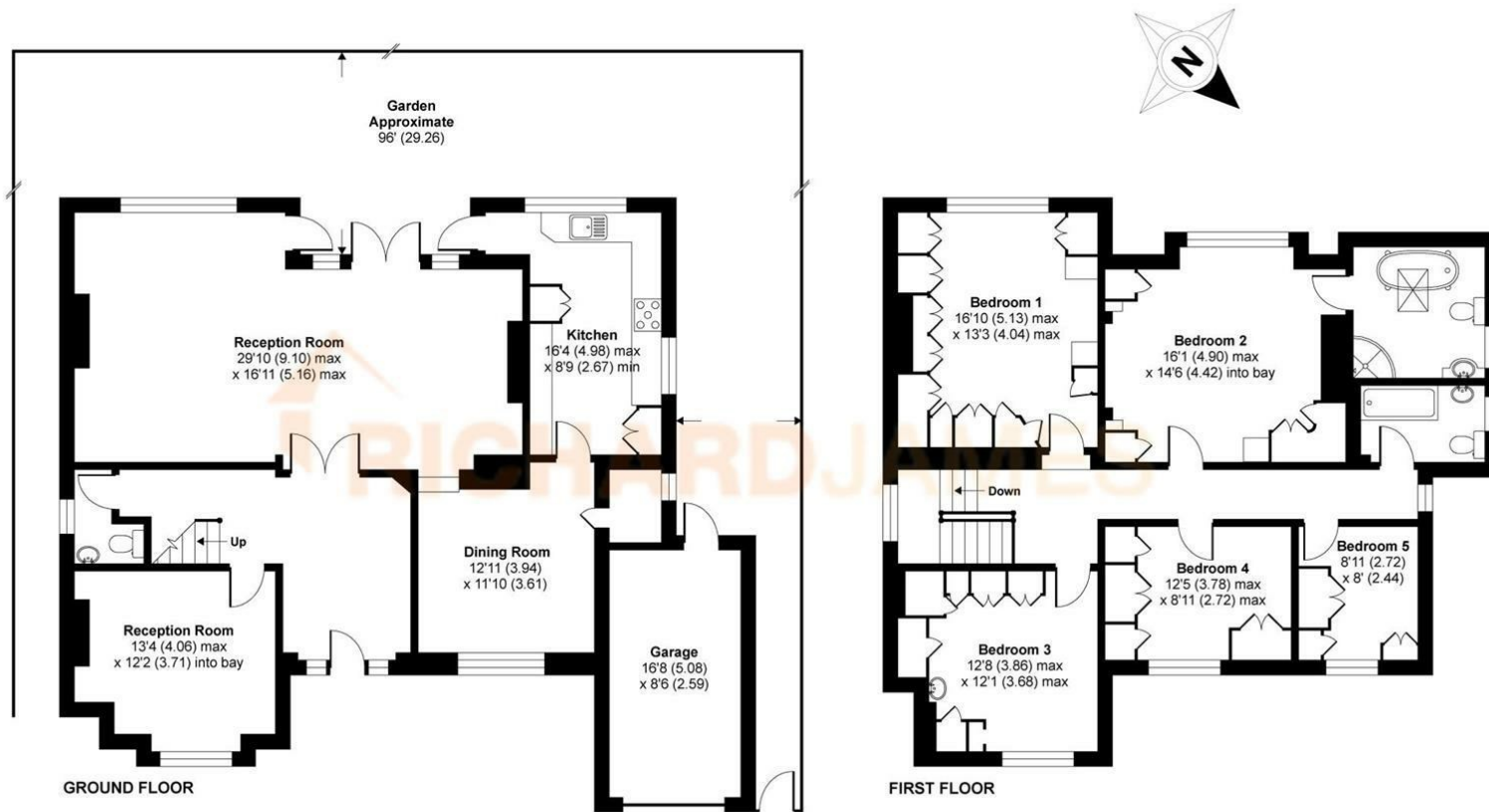
- DETACHED FAMILY HOUSE
- TWO BATHROOMS (1 EN-SUITE)
- FULLY FITTED KITCHEN
- LARGE LANDSCAPED REAR GARDEN
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- AMPLE OFF STREET PARKING & GARAGE
- PLANNING PERMISSION FOR VARIOUS EXTENSIONS

Important Information

- **Price:** £1,395,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

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 	

APPROX. GROSS INTERNAL FLOOR AREA 2453 SQ FT 227.8 SQ METRES (INCLUDES GARAGE)



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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.

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