



1 Lyndhurst Avenue, NW7 2AD

£1,250,000

**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

Development Potential!

A rarely available detached corner property currently arranged over 2467 sq ft/229.2 sq m and suitable for various extensions and possibly for conversion into flats STPP. Furthermore the garden is split into 2 giving the possibility to create a further dwelling, again on a subject to planning basis.

There is also a great opportunity to create a wonderful family home with the current accommodation being over 2 floors and including Five Bedrooms, Two Bathrooms, Four Reception Rooms, Kitchen/Breakfast Room, Study and Studio.

Located within a short walk of Mill Hill Broadway, the house is therefore very well placed for popular local schools in both the state and private sectors. Local shopping, parkland, places of worship, transport links including Thameslink Station are all also within close proximity.

Key Features

- CORNER PLOT
- WALKING DISTANCE TO MILL HILL BROADWAY
- PARKING & GARAGE
- STUDIO ROOM
- DEVELOPMENT POTENTIAL STPP
- DETACHED FAMILY HOME
- SOUTH FACING REAR GARDEN

Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total Gross Area: 2487 sq' ... 229.9 sqm (including garage, whd)

Ground Floor Area: 1347 sq' ... 143.7 sqm

First Floor Area: 850 sq' ... 85.5 sqm



Floor plans are for identification and guideline purposes only, not to scale
Comply with 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.

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