



**19 Limes Avenue, NW7 3NY**

**£1,275,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

An attractive and beautifully presented detached family home situated in this sought after and convenient location, within a stone's throw of Mill Hill Broadway's comprehensive shopping, numerous coffee shops, eateries and Thameslink Station.

The house has been extended and improved by the current owners to provide wonderful family accommodation incorporating an air conditioned Master Bedroom with en-suite Bathroom, 2nd Bedroom suite with en-suite Bathroom and walk in wardrobe, Two further Bedrooms, Family Bathroom, a fabulous open plan Kitchen/Diner, Two further spacious Reception Rooms, Conservatory and Guest Cloakroom.

Externally there is a 65' landscaped rear Garden, along with off street parking.

Limes Avenue is situated in this sought after & convenient location, within a 1/4 mile walk of Mill Hill Broadway's comprehensive shopping & transport facilities, numerous coffee shops, eateries, local schools & Mill Hill Broadway station (Thameslink).

Sole Agent

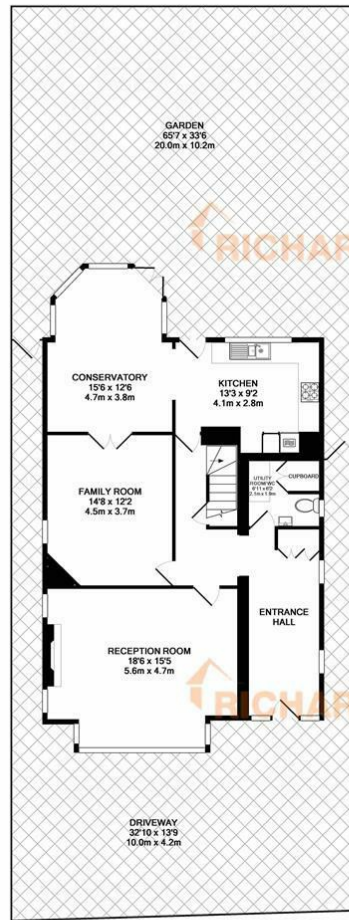
## Key Features



## Important Information

- **Price:** £1,275,000
- **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) <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	



GROUND FLOOR



2ND FLOOR



1ST FLOOR

LIMES AVENUE NW7  
TOTAL APPROX. FLOOR AREA 2003 SQ. FT. (186.1 SQ. M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by CNR Chart Limited. Made with Metropix 02019



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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