



18 Holmdene Avenue, NW7 2NA

£2,000,000

**richard
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Property Description

On the market for the first time since 1987 is this double fronted detached family home occupying a wide corner plot in one of the area's most sought after turnings.

Whilst the house has been extended in the past there is ample scope to carry out further works subject to planning. The current accommodation is arranged over 2 floors, 2366 sq ft / 219.8 sq m and comprises Four Bedrooms, Two Bathrooms, large Kitchen/Living/Diner, formal Reception/Dining Room, Tv/Family Room, Study, Large Utility Room, Storage Room and guest Wc.

Externally there is a mature rear Garden with a southerly aspect and which extends to approximately 75/22m with large patio and off street parking for several cars.


Holmdene Avenue is conveniently located within easy reach of Mill Hill Park and Arrandene open space. The amenities at Mill Hill Broadway are within easy reach as are popular local schools in both private and state sectors.

Key Features

- DOUBLE FRONTED DETACHED FAMILY HOUSE
- TWO BATHROOMS
- BRIGHT KITCHEN/LIVING/FAMILY ROOMN
- UTILITY ROOM
- LOVELY SUNNY GARDEN WITH LARGE TERRACE
- FOUR BEDROOMS
- LARGE RECEPTION/DINING ROOM
- TV/FAMILY ROOM
- GUEST WC
- OFF STREET PARKING

Important Information

- **Price:** £2,000,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor
Area: 1507 sq ft ... 145.6 sq m

1st Floor
Area: 798 sq ft ... 74.2 sq m

Holmdene Avenue NW7

Total Gross Area: 2306 sq ft ... 219.8 sq m

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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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