



43 Lawrence Avenue, Mill Hill, NW7 4NL

£1,350,000

**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

Offered for sale with no upper chain is this double fronted detached family home located on the south side of this of this highly sought after leafy turning off Lawrence Street, within approximately 1/4 mile of Mill Hill Broadway with its numerous shops, restaurants and Thameslink station.

The house has been well maintained by the current owners and provides versatile living space and has scope for various extensions (stp). The accommodation is currently arranged as Four Bedrooms, Three Bathrooms (2 en-suite), double length Reception Room/Dining Room, Kitchen/Breakfast Room, Tv/Family Room and Guest Wc.

Externally there is a southerly facing rear Garden of approximately 61' / 18.7m with side access and off street parking for 2 cars.

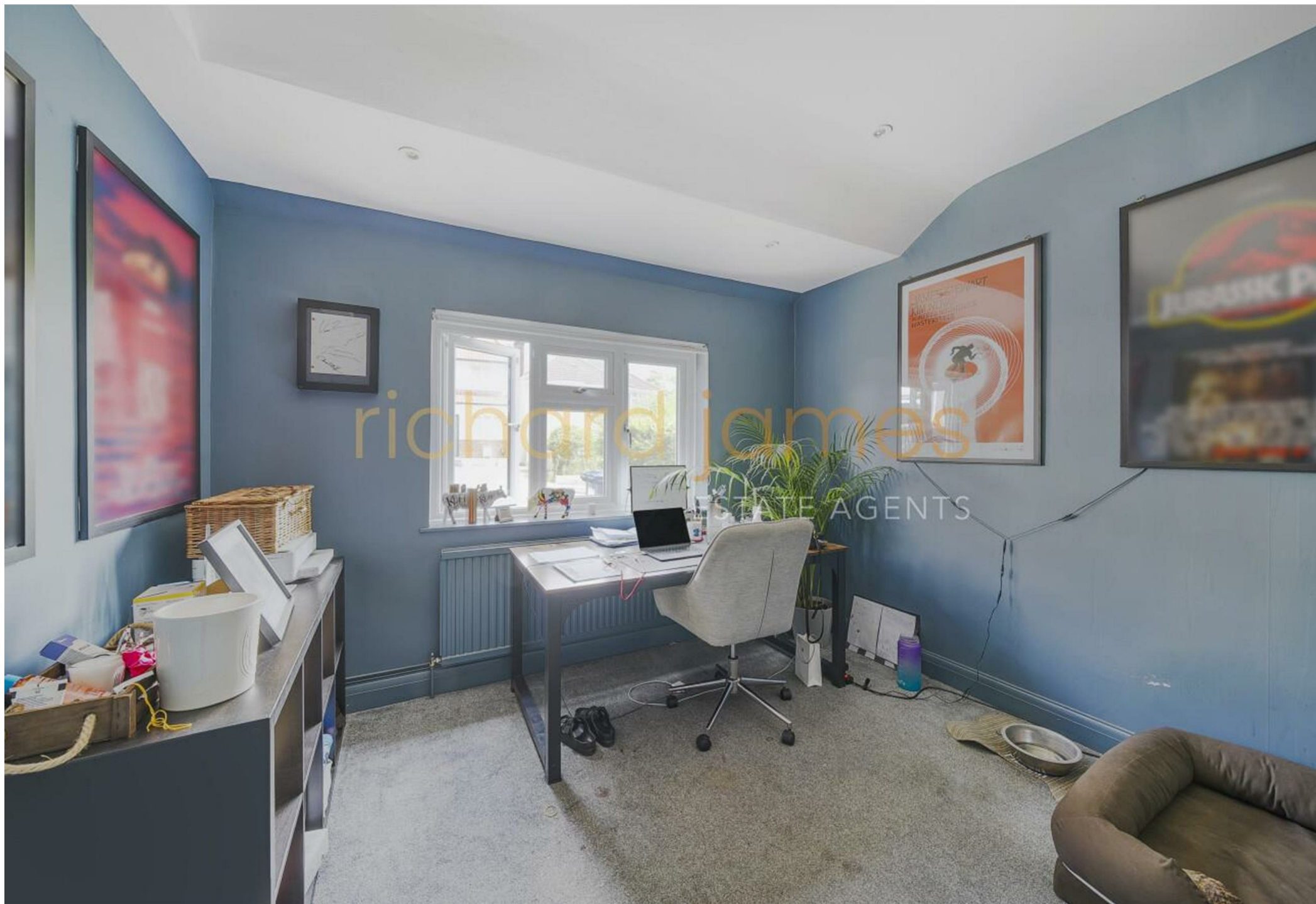
Lawrence Avenue is located close to the open spaces of Mill Hill Park and Arrandene. Popular local schools including Etz Chaim, Courtland and Mill Hill County are all within close proximity.

Key Features

Important Information

- **Price:** £1,350,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



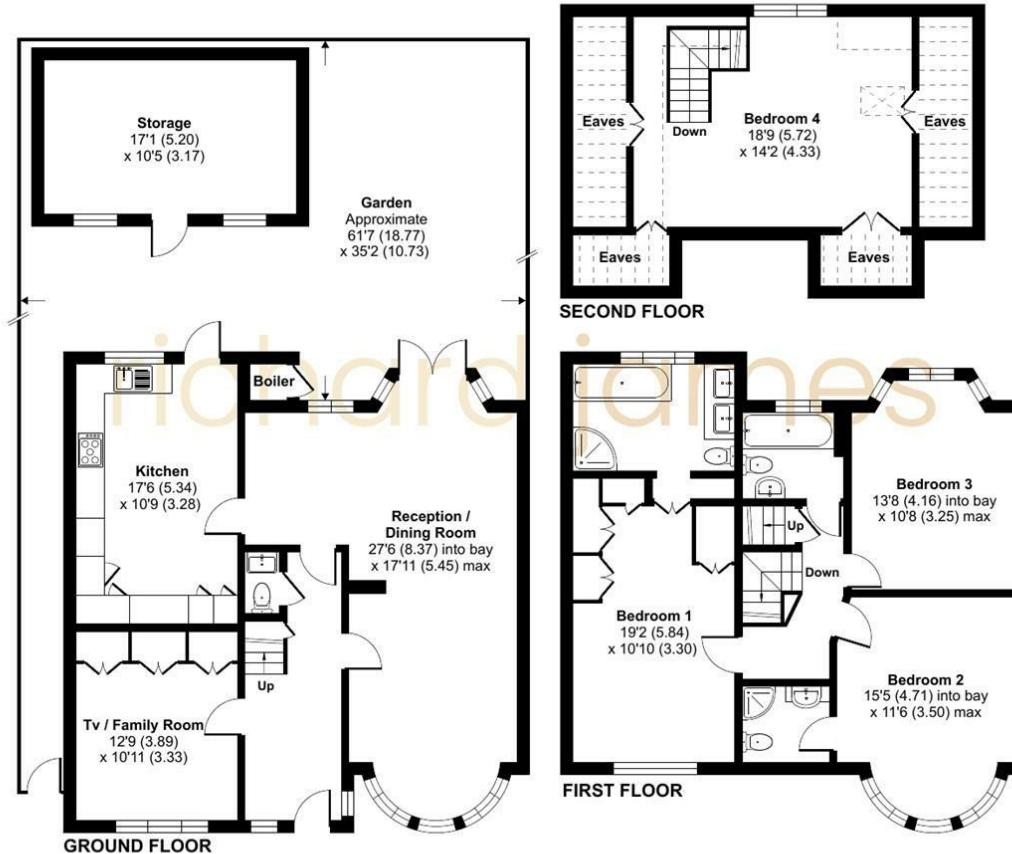






Approximate Area = 1842 sq ft / 171.1 sq m (excludes outbuilding)
Limited Use Area(s) = 217 sq ft / 20.1 sq m
Total = 2059 sq ft / 191.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1147142

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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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