



37 Flower Lane, NW7 2JN

£1,850,000

**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

A wonderful red brick period home set on this sought after tree-lined road, in the heart of Mill Hill, which has been sympathetically extended and refurbished by the current owners so as to retain many of the property's original features.

The house provides well proportioned family living space over 3 floors, to include magnificent open plan Kitchen/Family/Dining Room with floor to ceiling full width sliding doors opening onto the patio, Family Room, formal Reception/Dining Room, Utility Room and guest WC.

The First Floor comprises Principal Bedroom with en-suite Bathroom, Three further double Bedrooms, Family Bathroom and stairs leading up to the Second Floor, which houses Two further double Bedrooms with double-height ceilings and Shower Room.

Externally there is a landscaped driveway, Garage (integral) and a stunning rear Garden extending to approximately 140'/37m.

Key Features

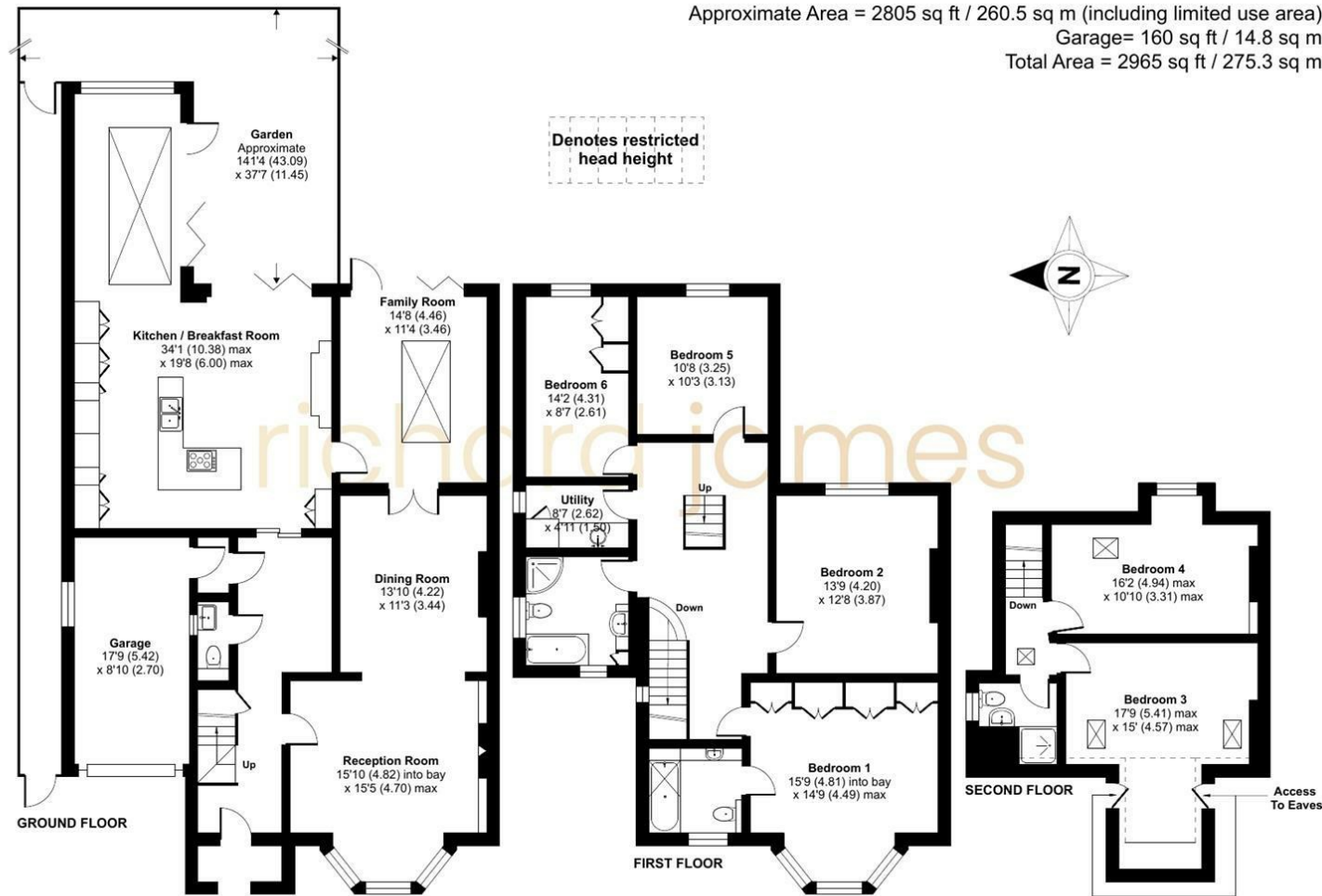
- PERIOD SEMI DETACHED FAMILY HOME
- THREE BATHROOMS
- FORMAL RECEPTION/DINING ROOM
- GUEST WC
- STUNNING APPROX 140' REAR GARDEN
- SIX BEDROOMS
- LARGE OPEN PLAN KITCHEN/LIVING/DINER
- UTILITY ROOM
- OFF STREET PARKING & GARAGE
- STONE'S THROW OF THE BROADWAY

Important Information

- **Price:** £1,850,000
- **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		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Area = 2805 sq ft / 260.5 sq m (including limited use area)
 Garage= 160 sq ft / 14.8 sq m
 Total Area = 2965 sq ft / 275.3 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1372331

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.

richard james
 ESTATE AGENTS

T 020 8959 9191
 E enquiries@richardjames.biz
 A 21 The Broadway | Mill Hill
 London | NW7 3DA

richardjames.biz

