



**109 Wise Lane, NW7 2BD**

**£1,795,000**

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

SOLD by Richard James Mill Hill's Leading Estate Agent

Offered for sale with no upper chain and on the market for the first time in nearly 70 years is this detached family house commanding a substantial plot of approximately 1/3 acre on one of the area's most sought after roads.

The house is arranged over 3 levels and lends itself to substantial extension STPP and, in fact, there may even be the possibility of building a further house on the side plot if someone were interested in doing so and STPP. Currently it comprises 2276 sq ft/221.4 sq m of accommodation to include Master Bedroom suite with en-suite Dressing Room and Bathroom, Three further Bedrooms, Two further Bathrooms (1 en-suite), Living Room, Dining Room, Kitchen, Tv Room and guest Wc.


The house is set well back from the road behind a deep carriage driveway, in addition to which there is a garage. The delightful, mature, rear Garden has a south westerly aspect and extends to approximately 98'.

## Key Features

- DETACHED FAMILY HOUSE ON ONE OF MILL HILL'S PREMIER ROADS
- SUBSTANTIAL PLOT OFFERING SCOPE TO EXTEND OR EVEN BUILD ANOTHER HOUSE STPP
- MASTER BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM
- THREE FURTHER BEDROOMS
- TWO FURTHER BATHROOMS (1 EN-SUITE)
- KITCHEN
- THREE RECEPTION ROOMS
- CARRIAGE DRIVEWAY & GARAGE
- APPROXIMATELY 100' SOUTH WESTERLY FACING REAR GARDEN

## Important Information

- **Price:** £1,795,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

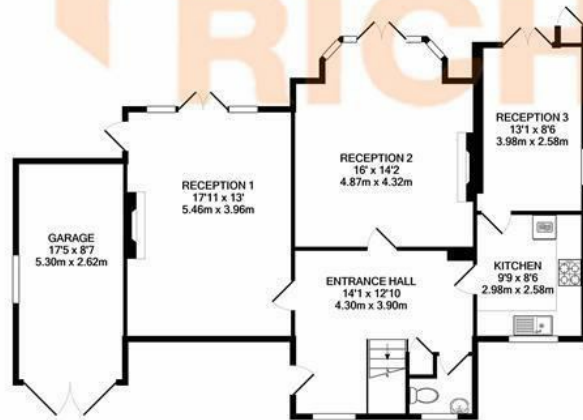
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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



1ST FLOOR



2ND FLOOR



GROUND FLOOR



SITE PLAN

WISE LANE NW7  
 TOTAL APPROX. FLOOR AREA 2276 SQ.FT. (211.4 SQ.M.)  
 (EXCLUDES GARAGE)  
 Floorplans are for identification and guidance purposes only, not to scale. Compliant with RICS  
 code of measuring practice. Floor plans supplied by Chik Chik Limited.  
 Made with Metropix G2020

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

