



**Holwood House, Nan Clarks Lane, NW7 4HH**  
£3,500,000 Offers Over

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ESTATE AGENTS

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## Property Description

On the market for the first time since being built in the early 1960s and the 1963 Ideal Home of the Year is this splendid family home in need of cosmetic upgrading and affording tremendous scope to extend STPP.

Discretely nestled in stunning gardens, in Mill Hill's finest location, the house is arranged over two levels, 4833 sq ft/448.9 sq m, to provide Five Bedrooms, Five Bathrooms (4 en-suite), Four Reception Rooms, Kitchen/Diner, large Reception Hall, Utility Room and Guest Wc.

The house is set within approximately 2.4 acres, giving parking for many cars together with garaging. The land is separated into formal and non formal areas to include tennis court, ponds and rose garden.

On the Mill Hill/Totteridge border, with wonderful countryside walks nearby Nan Clark's Lane is close to popular local schools including The Mill Hill Foundation, Haberdashers' Aske's School and North London Collegiate.


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## Key Features

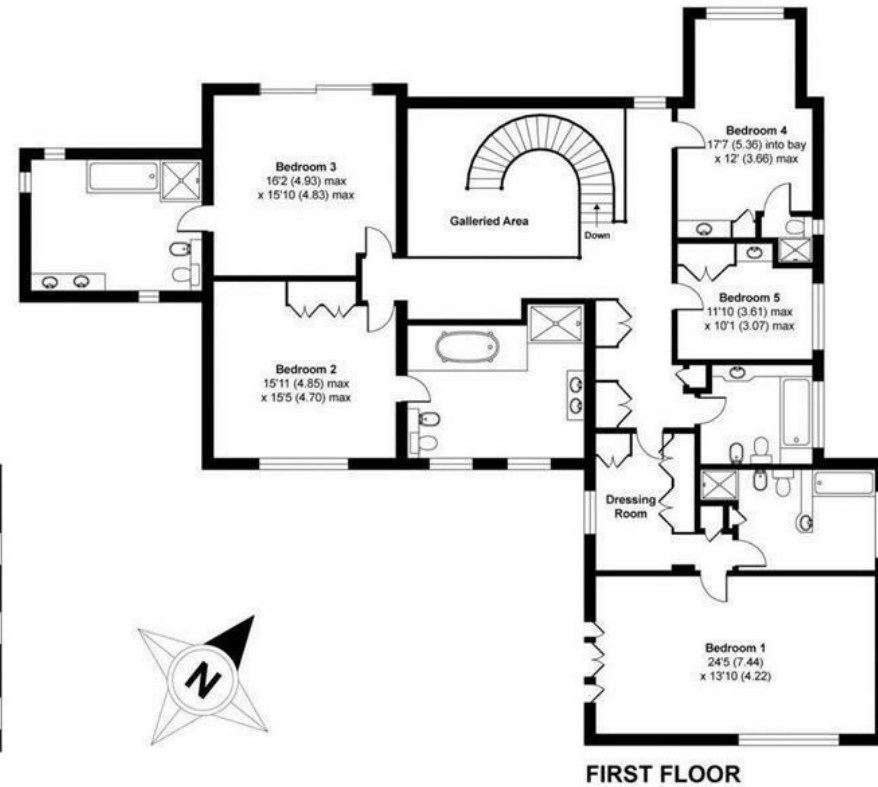
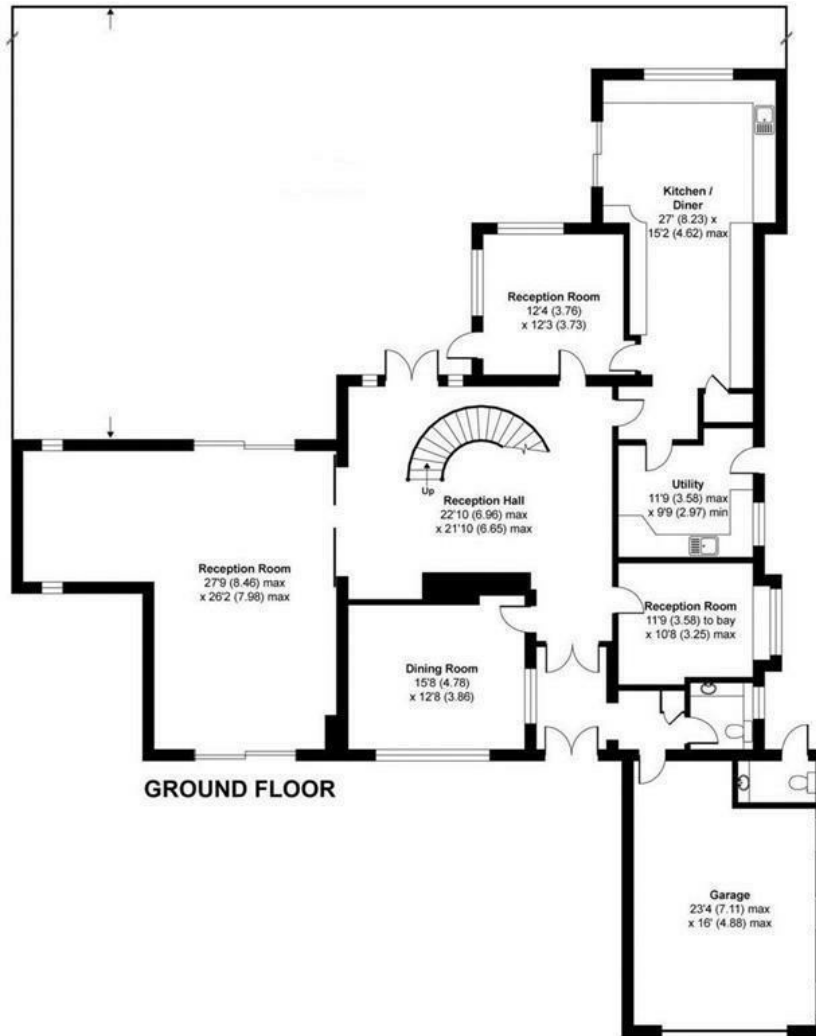
- FIVE BEDROOMS
- APPROX 2.4 ACRE PLOT
- PLANNING PERMISSION TO EXTEND
- FIVE BATHROOMS
- STUNNING GARDENS
- MILL HILL'S FINEST CLOSE

## Important Information

- **Price:** £3,500,000
- **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 	

**Holwood, Nan Clarks Lane, London, NW7**  
**APPROX. GROSS INTERNAL FLOOR AREA 4833 SQ FT 448.9 SQ METRES**



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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