



11 Holmdene Avenue, NW7 2LY

£2,500,000

**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 rare opportunity to purchase an exceptional double fronted detached family home extending to approximately 3800 sq ft/353 sq m located in one of the area's most sought after roads.

The house has been the subject of a ground up refurbishment and extension within the last few years and now provides bright, well planned accommodation over two floors to include an indulgent, air conditioned, Principal Bedroom Suite and stunning Kitchen/Diner.

The remainder of the home comprises Three/Four Bedrooms, Two Bathrooms, Four Reception Rooms, Guest Wc, Store Room/2nd Kitchen area and Utility Room. The majority of the rooms are air conditioned and have the benefit of Lutron Lighting.

Externally the landscaped rear garden has been designed by Kate Gould who is a 3 time winner at the Chelsea Flower Show. The house has off street parking for several cars via a carriage driveway and a double width integral garage.


Key Features

- STUNNING 3767 sqft DETACHED FAMILY HOUSE
- FOUR/FIVE BEDROOMS
- THREE BATHROOMS
- FOUR RECEPTION ROOMS
- STUNNING KITCHEN/DINER
- OFF STREET PARKING & LARGE INTEGRAL GARAGE
- LANDSCAPED REAR GARDEN DESIGNED BY 3 TIME CHELSEA FLOWER SHOW GOLD MEDALIST



Important Information

- **Price:** £2,500,000
- **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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Holmdene Avenue, London, NW7
Gross Internal Area 3767 sq.ft / 350 sq. m

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.

**richard
james**
ESTATE AGENTS

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

richardjames.biz