



**39 Parkside, NW7 2LN**

£1,250,000

**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

Offered for sale with no upper chain, a wonderful opportunity to buy this detached family home set in a most sought after turning by the side of Mill Hill Park, within close proximity of the amenities at Mill Hill Broadway.

Having been in the same family ownership since 1957 the house is in need of total modernisation and has the potential to substantially extend, subject to planning permission, which would create a truly magnificent family home in one of Mill Hill's premier roads.

The current accommodation is arranged over 2 floors only and comprises Four Bedrooms, Family Bathroom, Reception Room, Dining Room, Kitchen/Breakfast Room, charming Entrance Hall and Guest Wc.


Externally there is off street parking, Garage and a stunning, mature, rear Garden.

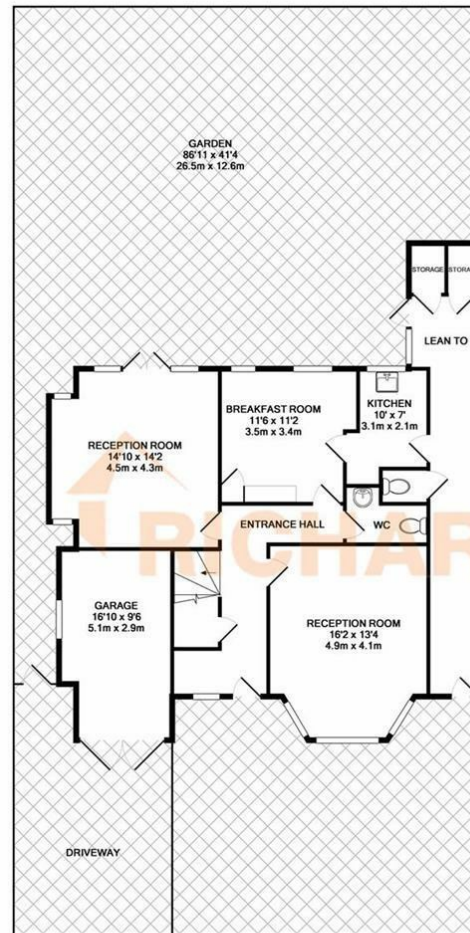
## Key Features

- FOUR BEDROOMS
- LIVING ROOM
- KITCHEN
- GARAGE & OFF STREET PARKING
- FAMILY BATHROOM
- DINING ROOM
- BREAKFAST ROOM
- LARGE REAR GARDEN

## Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Location:** 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 	



GROUND FLOOR



1ST FLOOR

PARKSIDE NW7  
TOTAL APPROX. FLOOR AREA 1811 SQ.FT. (168.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
(EXCLUDES LEAN TO)

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 will 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.

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