



18 Newcombe Park, NW7 3QL

£1,475,000

**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 handsome, rarely available semi detached family home within a stone's throw of The Broadway.

The house offers scope to extend STPP and already comprises 2388 sq ft / 221.8 sq m over three levels to include Principal Bedroom with en-suite Dressing Room and Bathroom, Four further Bedrooms, family Bathroom, Two Reception Rooms, Kitchen/Breakfast Room and guest Wc. There is an additional Wc on the top floor.

Featuring a stunning south facing Garden extending to approximately 140'/43 m, off street parking and integral Garage.


Sole Agent

Key Features



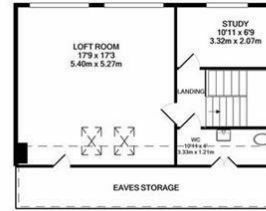
Important Information

- **Price:** £1,475,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Mill Hill

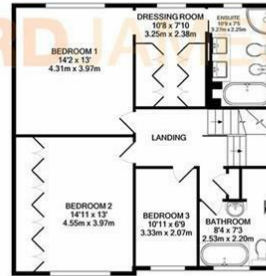
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



2ND FLOOR



1ST FLOOR

NEWCOMBE PARK W/7
 TOTAL APPROX. FLOOR AREA 238 SQ.FT. (221.8 SQ.M.)
 (INCLUDES GARAGE)
 Floorplans are for identification and guidance purposes only, and do not constitute a contract with RJC. 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.
 Code of measuring practice: Floorplan supplied by CH2i Check Limited.
 (Scale with Message 10/22)



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.

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