



**21 Derwent Avenue, Mill Hill, NW7 3DY**

**£1,000,000**

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james**  
ESTATE AGENTS

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## Property Description

An immaculately presented semi detached family house situated within close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

Arranged over three floors the accommodation comprises Four Bedrooms, Three Bathrooms (2 en-suite) large Kitchen/Living/Diner, Tv/Family Room, Playroom/Study, Utility Room and guest Wc.

Amenities include off street parking for two cars and a mature and secluded rear landscaped rear garden with side access.

The house offers further scope to extend stpp

The property is extremely well located close to Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.

Council tax bad E

Sole Agent

## Key Features

- SEMI DETACHED FAMILY HOME
- THREE BATHROOMS (2 EN-SUITE)
- TV/FAMILY ROOM
- UTILITY ROOM
- OFF STREET PARKING FOR TWO CARS
- FOUR BEDROOMS
- KITCHEN/DINER
- STUDY/PLAY ROOM
- GUEST WC
- SECLUDED MATURE REAR GARDEN

## Important Information

- **Price:** £1,000,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** E
- **Location:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

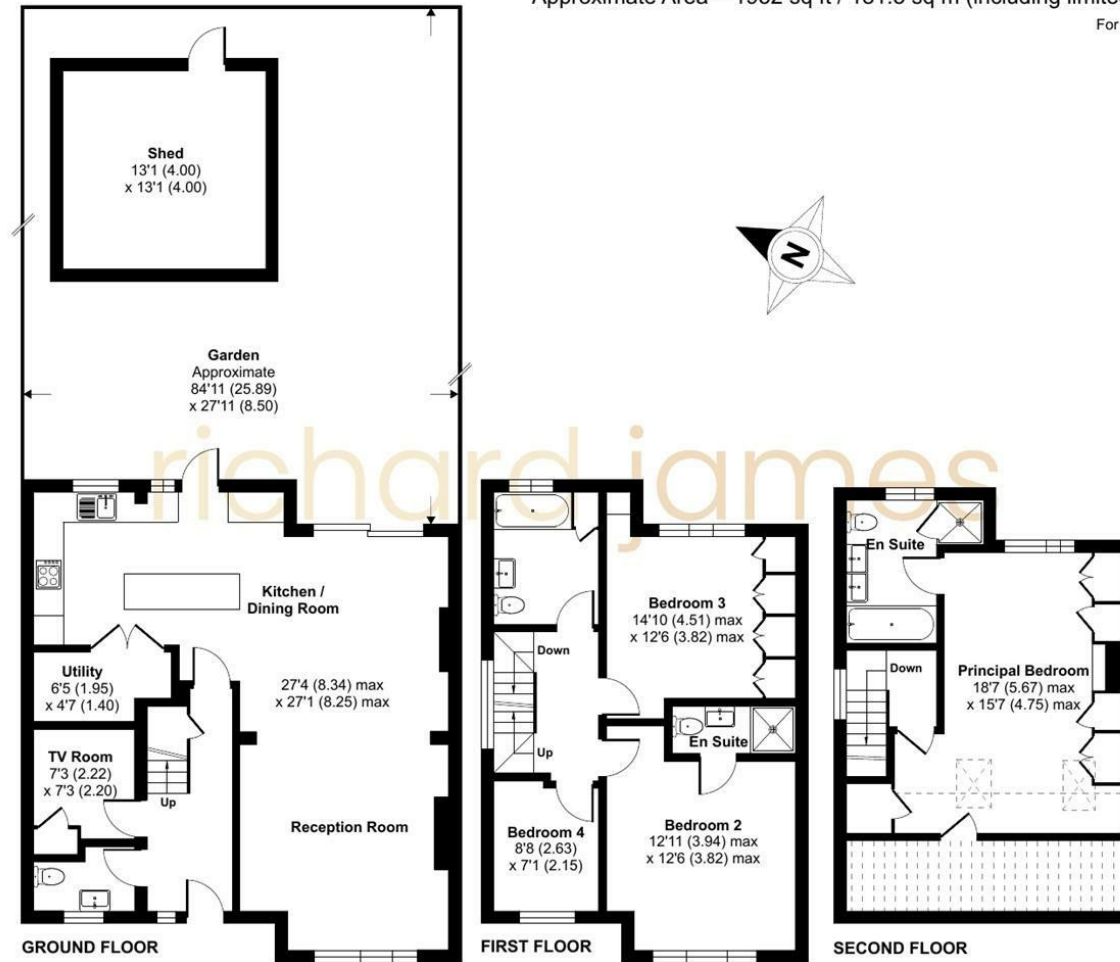






Approximate Area = 1952 sq ft / 181.3 sq m (including limited use area & garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rjcheom 2025. Produced for Richard James Estate Agents Ltd. REF: 1295420

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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