



**2 Weymouth Avenue, NW7 3JE**

**£2,495,000**

**richard  
james**

ESTATE AGENTS

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# Property Description

Offered for sale with no upper chain is this large double fronted detached family house securely set behind electric gates set back from the road behind a carriage driveway and located on one of Mill Hill's most sought after turnings.

This imposing home offers as many as eight bedrooms although there are currently six full bedroom suites, versatile and open plan entertaining areas and both a main and secondary kitchen.

Amenities include a magnificent indoor swimming pool complex which does require some updating, approximately 75 x 54 rear Garden and a nearly 100' wide frontage affording parking for 10 or so cars.

Weymouth Avenue is within easy reach of Mill Hill Broadway with its multiple shops, cafes & restaurants, as well as the Thameslink station and places of worship. Popular local schools in both state and private sectors are close by as are Mill Hill Park and Arrandene open space.

## Key Features

- LARGE DETACHED FAMILY HOME
- SIX EN-SUITE BATHROOMS
- TWO KITCHENS
- STUNNING ENTRANCE HALL
- PRIVATE REAR GARDEN
- SIX/EIGHT BEDROOMS
- LARGE SWIMMING POOL COMPLEX
- VERSATILE ENTERTAINING AREAS
- GATED ENTRANCE PROVIDING PARKING FOR 10 CARS
- CLOSE TO SHOPS AND TRANSPORT

## Important Information

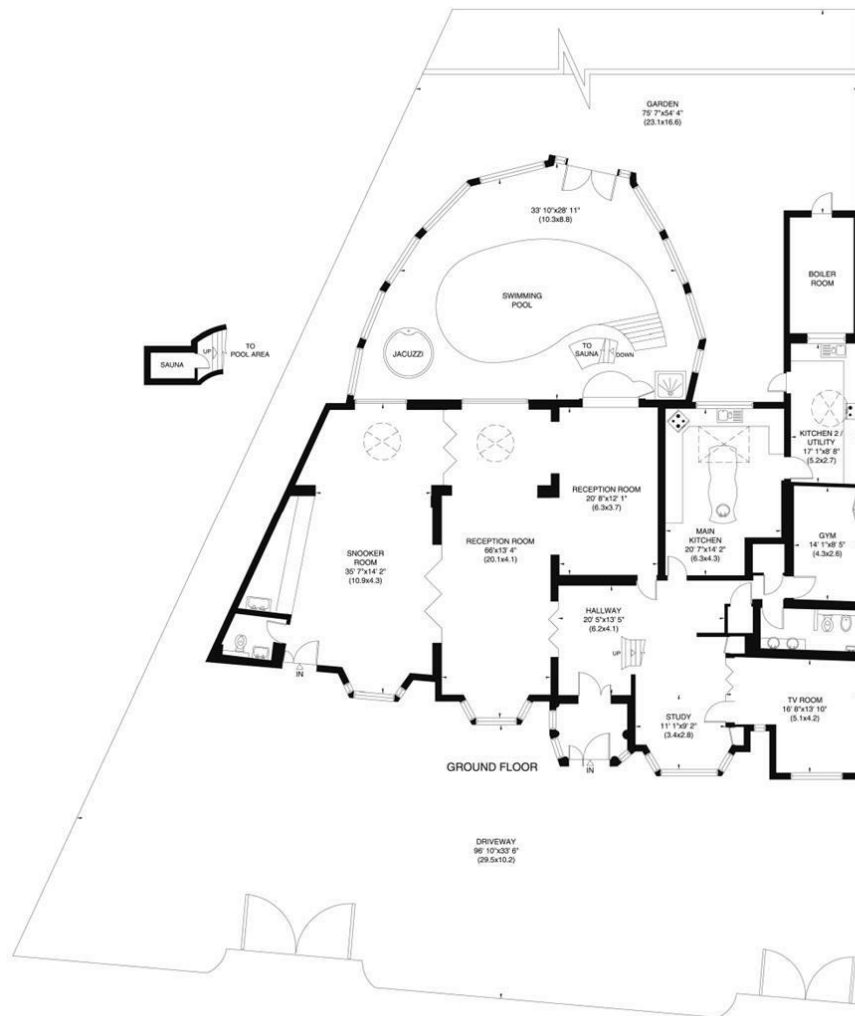
- **Price:** £2,495,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** London

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 72                                                                                                            | 79        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



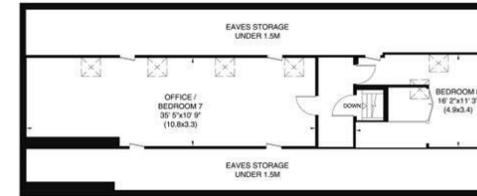




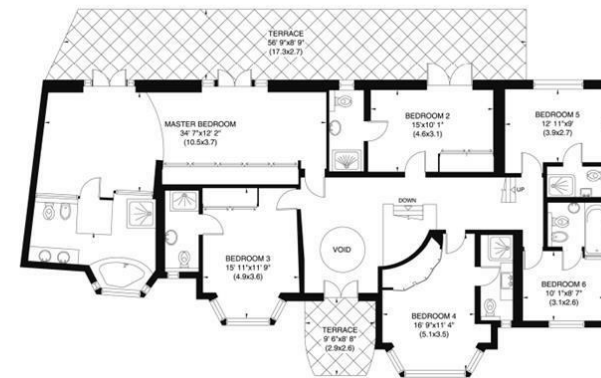


THE NASH'S  
WEYMOUTH AVENUE  
LONDON NW7

Gross Internal Area: 660 Sq. metres  
7105 Sq. feet



SECOND FLOOR



FIRST FLOOR

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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