



**6 Sunbury Avenue, NW7 3SJ**

**£1,295,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A rare opportunity to purchase an exceptional Five Bedroom, Three bathroom (two en-suite) double fronted detached family home situated in a prime residential location and conveniently located within approximately 1/4 of a mile of Mill Hill Broadway's trendy coffee shops, fashionable boutiques and Thameslink Station and is close to popular local schools, including Mathilda Marks Kennedy.

Having been the subject of a ground up extension and refurbishment programme within the last few years, the accommodation is arranged over three floors and includes an indulgent Principal Bedroom Suite with Dressing room and Bathroom, stunning Kitchen/Family/Diner and bright, versatile living space.

Externally there is a landscaped rear garden which extends to approximately 120' and driveway with parking for three/four cars.


Sole Agent.

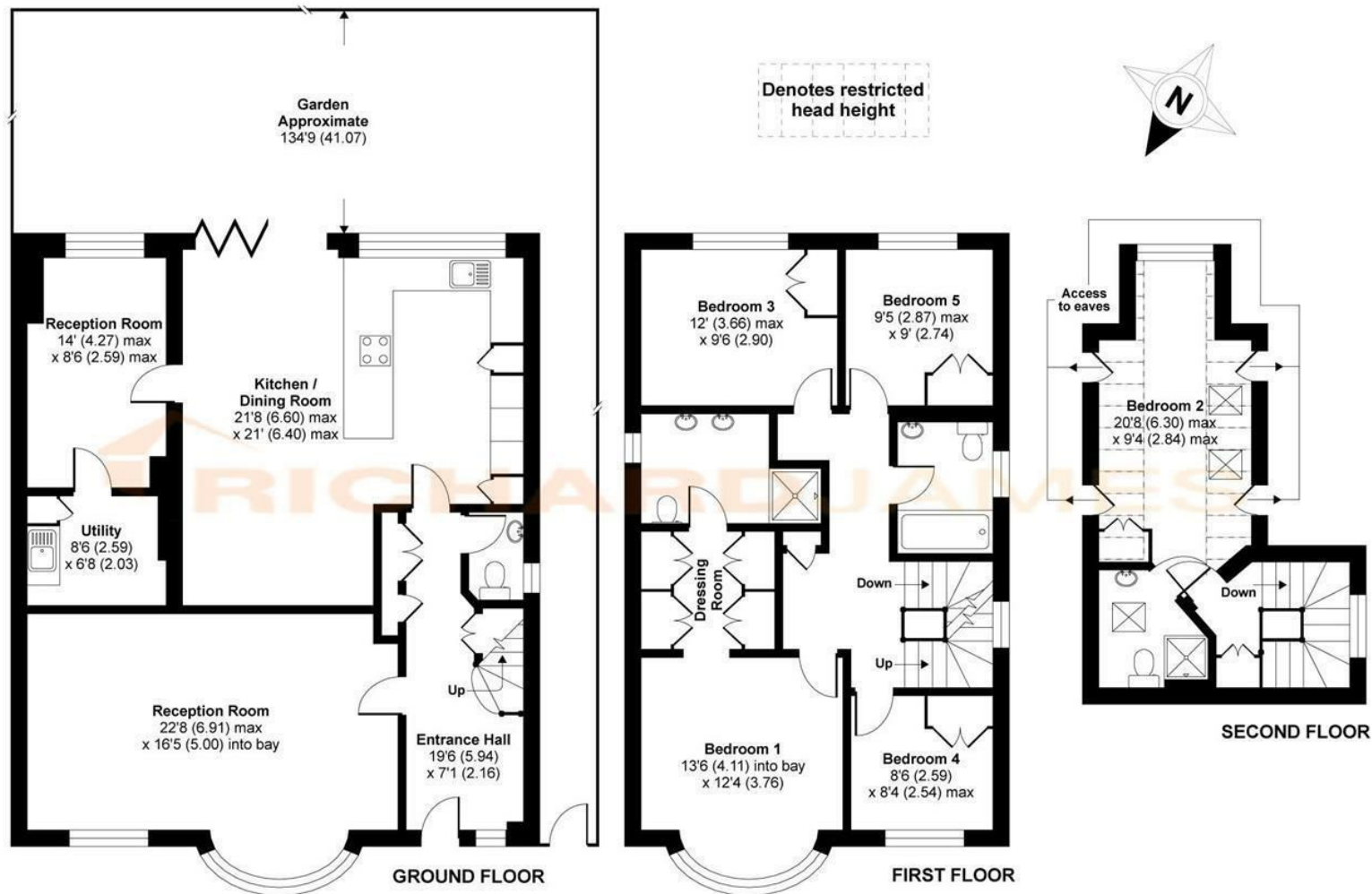
## Key Features

- DETACHED FAMILY HOUSE
- OFF STREET PARKING
- RECENTLY EXTENDED AND REFURBISHED THROUGHOUT
- SOUGHT AFTER LOCATION
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

## Important Information

- **Price:** £1,295,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** London

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 	



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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