



**19 Tretawn Gardens, Mill Hill, NW7 4NP**

**£1,800,000**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A bright and spacious recently re built and refurbished Four Bedroom, Four Shower Room (all en-suite) detached family house arranged over three floors and located in a sought after location within walking distance of Mill Hill Broadway.

The property comprises of two reception rooms, a large fully fitted modern kitchen/diner, study, master bedroom with dressing area, utility room and a guest WC.

Amenities include off street parking, secluded landscaped garden, Underfloor heating, double glazing and gas central heating.

SOLE AGENT

## Key Features

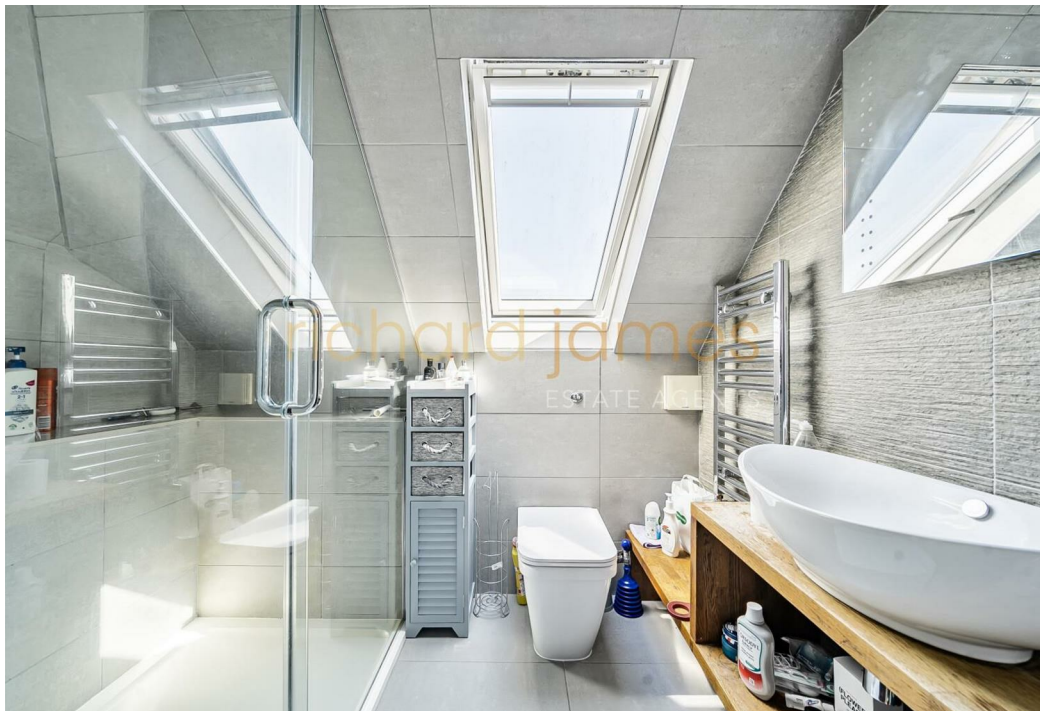
- DOUBLE FRONTED DETACHED FAMILY HOME
- THREE FURTHER BEDROOM SUITES
- RECEPTION ROOM
- UTILITY ROOM
- LANDSCAPED REAR GARDEN WITH OUTBUILDING
- PRINCIPAL BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM
- 27' X 24'5 KITCHEN/LIVING/DINER
- STUDY
- GUEST WC
- OFF STREET PARKING

## Important Information

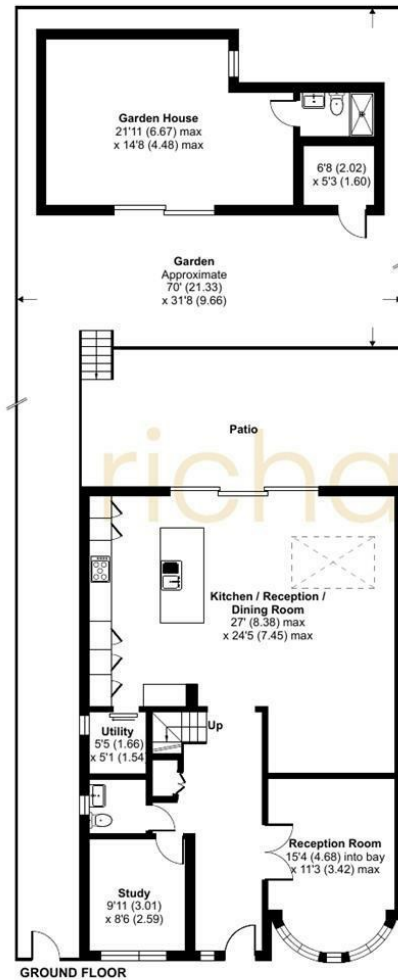
- **Price:** £1,800,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Location:** London

| 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>                            |                         |           |
| (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>                  |                         |           |
|                                             | 79                      | 85        |
|                                             | EU Directive 2002/91/EC |           |



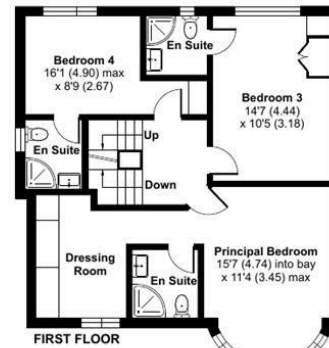






Approximate Area = 2547 sq ft / 236.6 sq m (including limited use area & outbuildings)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1286118

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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