



**Flat 1, 32 Victoria Road, Mill Hill, NW7 4RY**

**£685,000**

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)







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## Property Description

A stunning two double bedroom garden apartment set in a detached house located within a popular, leafy cul de sac, moments from Mill Hill Broadway.

The apartment has been extended and refurbished in recent years, provides bright, well planned accommodation and includes a stunning Kitchen/Diner/reception room with air conditioning and bi fold doors.

Externally there is a landscaped rear garden, which is south facing complete with an an outhouse (suitable for a variety of different uses) and off street parking.

Victoria Road is close to numerous transport and shopping amenities, Mill Hill Park, Arrandene open space and various local schools, including Etz Chaim Primary School.


## Key Features

- GARDEN APARTMENT
- OFF STREET PARKING
- LONG LEASE
- LANDSCAPED REAR GARDEN WITH SIDE ACCESS
- PRIVATE ENTRANCE
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER CUL DE SAC LOCATION
- OUTHOUSE CURRENTLY USED AS A STUDY
- AIR CONDITIONING
- CLOSE TO LOCAL AMENITIES



## Important Information

- **Price:** £685,000
- **Tenure:** Leasehold
- **Council Tax Band:** C
- **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>	<b>69</b>	<b>69</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>	EU Directive 2002/91/EC 	







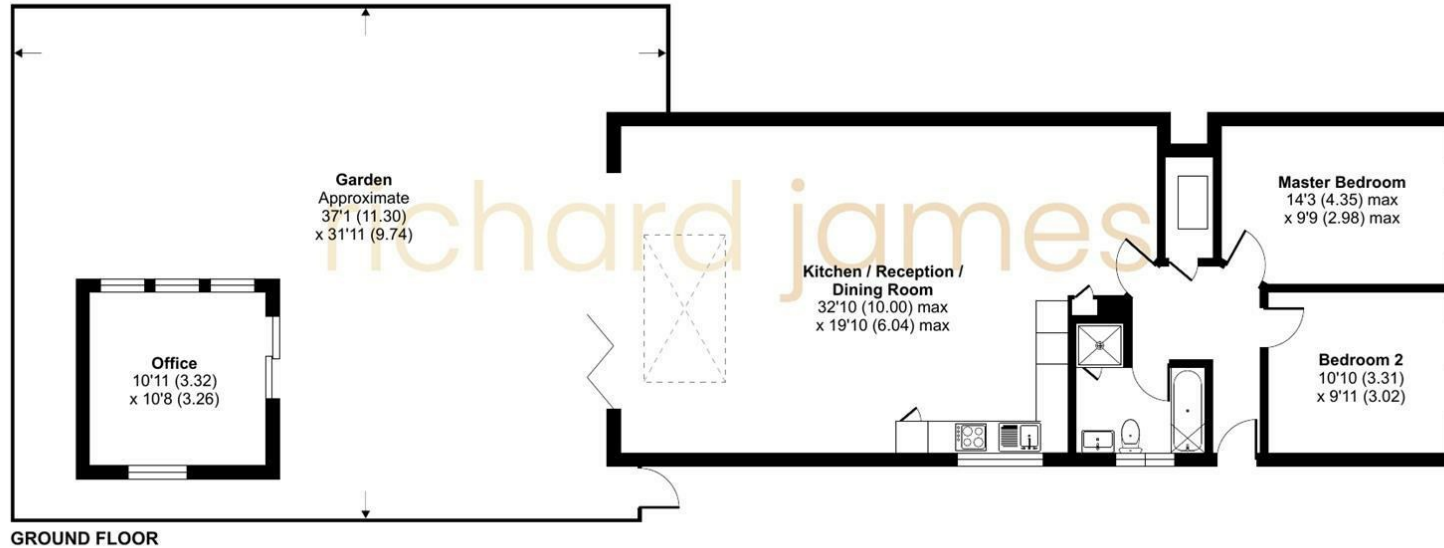






Approximate Area = 1025 sq ft / 95.2 sq m (excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1214924

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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