



**5B Bramley Close, NW7 4BR**

£1,950,000

**richard  
james**  
ESTATE AGENTS

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## Property Description

Securely set within a gated cul de sac of just 8 houses is this immaculately presented detached family home providing approximately 3000 sq ft (277 sq m) of bright, well planned accommodation over three levels.

The accommodation includes Principal Bedroom suite with Dressing Room and en-suite Bathroom, Four further Bedrooms, Two further Bathrooms (1 en-suite), large Kitchen/Diner, Reception Room, Tv/Family Room, Utility Room and Guest Wc.

Externally there is a pretty landscaped rear Garden with large terrace, off street parking for 3 cars and integral Garage.

Bramley Close was built by Banner Homes approximately 11 years ago and is ideally located for popular local schools, including Courtland and Mill Hill County.

Council Tax Band H

Sole Agent.



## Key Features

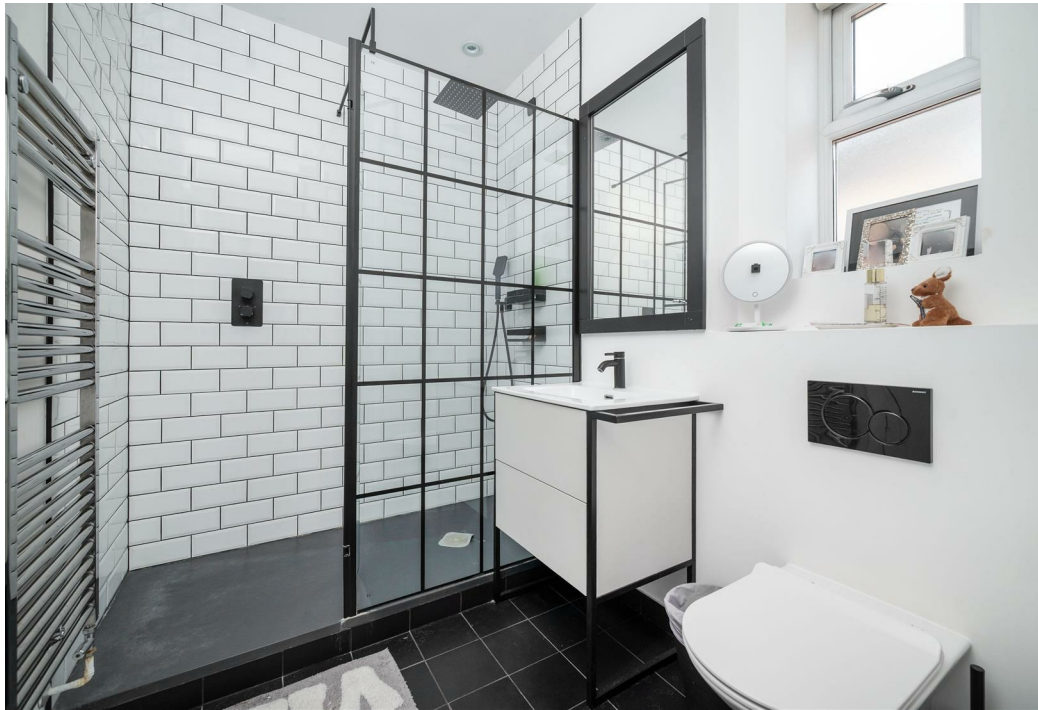
- DETACHED FAMILY HOME
- APPROX 3000 SQ FT
- PRINCIPAL BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM
- FOUR FURTHER BEDROOMS
- TWO FURTHER BATHROOMS (1 EN-SUITE)
- LARGE KITCHEN/DINER
- RECEPTION ROOM
- TV/FAMILY ROOM
- PARKING FOR 3 CARS + INTEGRAL GARAGE
- LANDSCAPED REAR GARDEN

## Important Information

- **Price:** £1,950,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **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		
	70	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









Bramley Close NW7  
 Total Gross Area: 2982 ft<sup>2</sup> ... 277.0 m<sup>2</sup> (excluding garden, driveway, balcony)  
 All measurements are approximate and for identification guideline purposes only, not to scale.  
 Conforms with the RICS code of measuring practice.

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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