



**4 Avenue Cottages High Street, NW7 1QY**

£700,000

**richard  
james**

ESTATE AGENTS

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## Property Description

Nestled in the heart of the historic and picturesque Mill Hill Village is this attractive period cottage which has been architecturally designed and extended to create a unique Two Bedroom, Two Bathroom home blending classic English charm with a contemporary twist.

Every inch of the interior has been thoughtfully considered to maximise space and storage, creating a home that is as functional as it is beautiful.

The ground floor boasts a stunning Kitchen/Living /Diner complete with bespoke fittings, separate Dining Room, beautifully appointed Shower Room, Utilities area and storage room, with Two Bedrooms and a modern Bathroom on the first floor.

Externally there is a charming courtyard Garden, perfect for al fresco dining and entertaining.

## Key Features

- ARCHITECT DESIGNED COTTAGE
- TWO BATHROOMS
- DINING ROOM
- STORAGE CUPBOARD
- WITHIN CLOSE PROXIMITY OF GREAT SCHOOLING
- TWO DOUBLE BEDROOMS
- STUNNING KITCHEN/LIVING/DINER
- UTILITIES AREA
- COURTYARD REAR GARDEN
- VILLAGE LOCATION

## Important Information

- **Price:** £700,000
- **Tenure:** Freehold
- **Council Tax Band:** D
- **EPC:** D
- **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>	65	71
(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 	

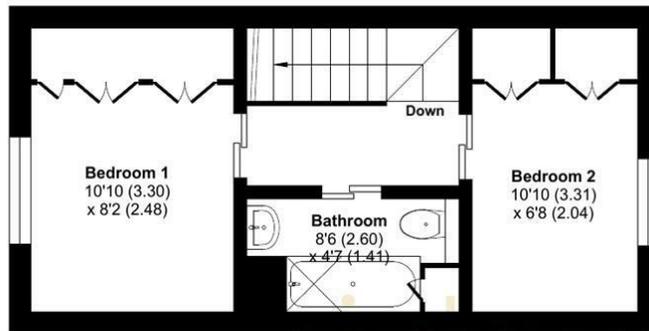




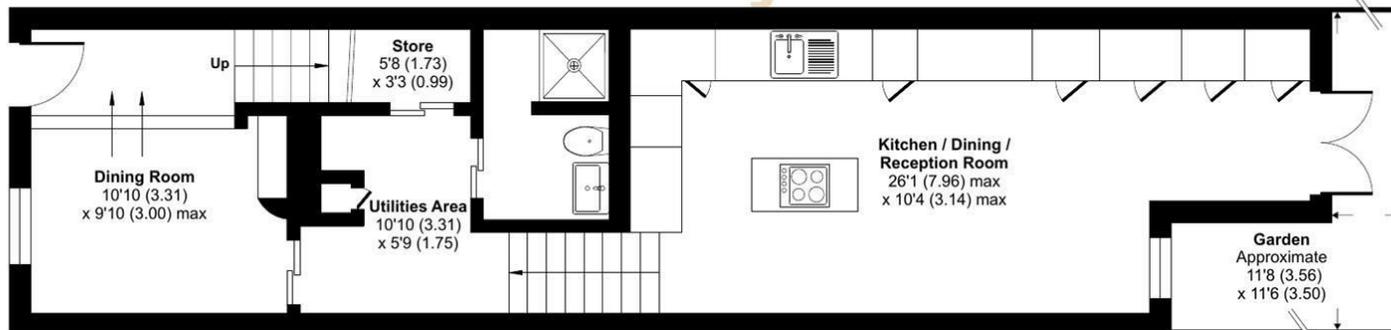


Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1357797

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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