



**6 Lawrence Court, Mill Hill, NW7 3QP**

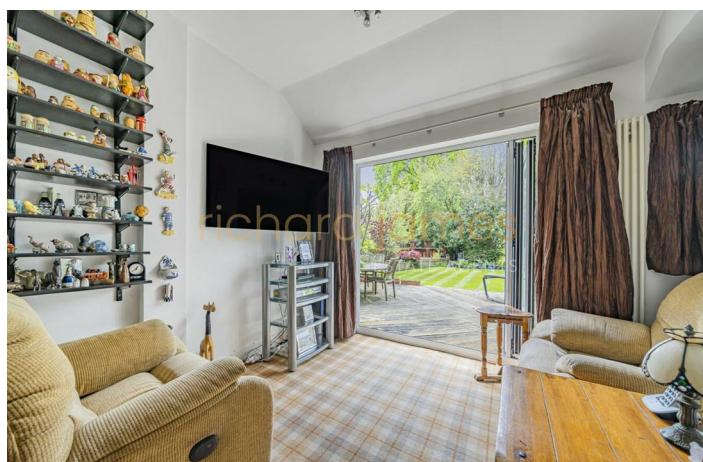
£1,500,000

richard  
james

ESTATE AGENTS

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## Property Description

A wonderful opportunity to buy this Detached family home set in this most sought after cul de sac, within a stone's throw of the amenities at Mill Hill Broadway.

Having been in the same family ownership for 50 years the house has the potential to substantially extend, subject to planning permission, which would create a truly magnificent family home in the heart of Mill Hill.

The current accommodation is arranged over 2 floors and comprises Four Bedrooms, Two Bathrooms (one en suite), three Reception Room, charming Entrance Hall, Kitchen, Utility Room and Guest Wc.

Externally there is off street parking, a stunning, mature, rear Garden.

Lawrence Court is within a few hundred yards of Mill Hill Broadway and is therefore very well placed for popular local schools in both the state and private sectors. Local shopping, places of worship, transport links including Thameslink Station are all within close proximity as are the open spaces of Mill Hill Park and Arrandene.

Council tax band G

Sole Agent

## Key Features

- DETACHED FAMILY HOUSE
- ORIGINAL FEATURES
- LANDSCAPED SOUTH FACING REAR GARDEN
- GUEST WC
- FOUR BEDROOMS
- SOUGHT AFTER CUL DE SAC LOCATION
- OFF STREET PARKING
- SCOPE FOR VARIOUS EXTENSIONS STPP
- WALKING DISTANCE TO MILL HILL BROADWAY
- TWO BATHROOMS (ONE EN SUITE)

## Important Information

- **Price:** £1,500,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

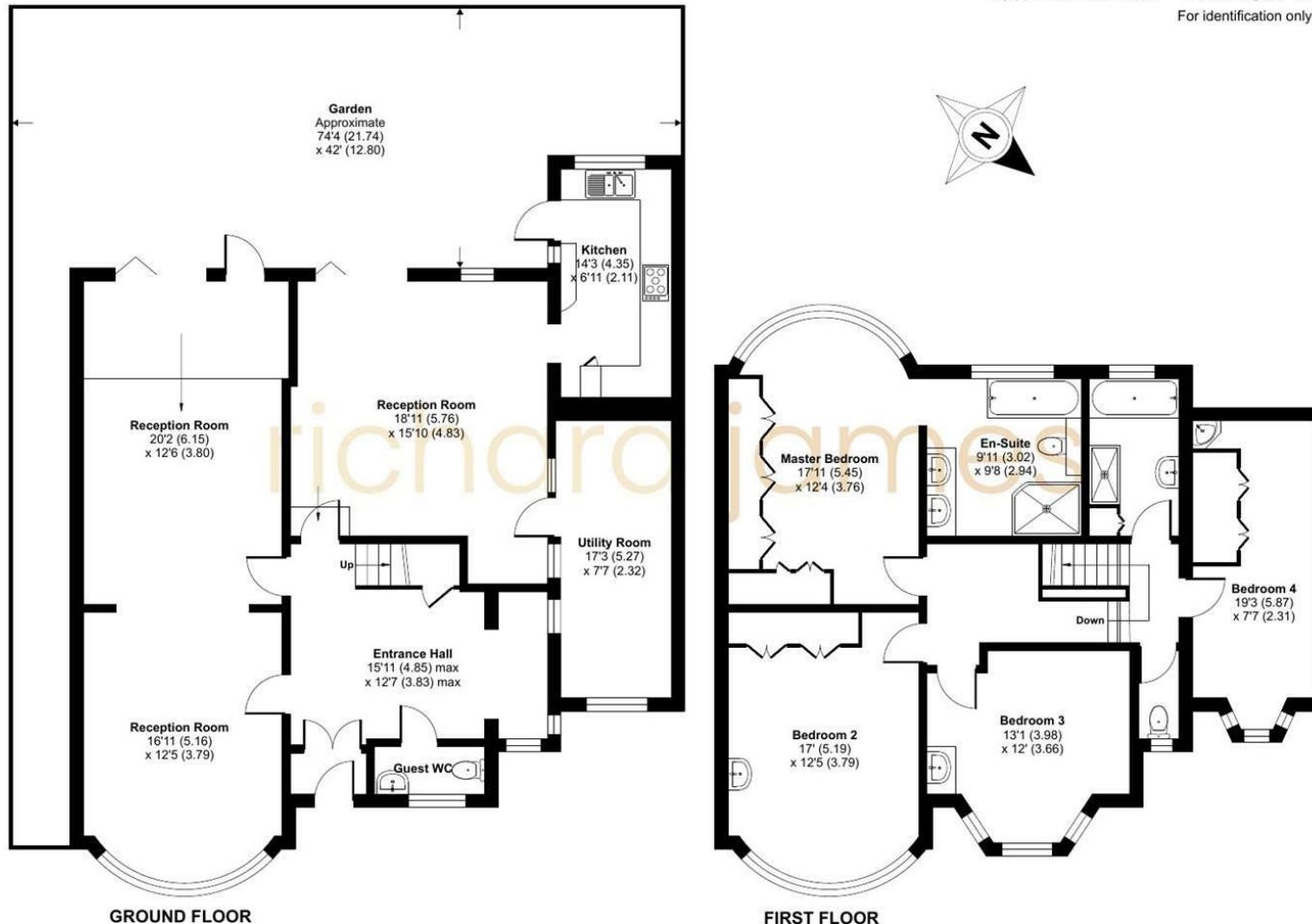






Approximate Area = 2199 sq ft / 204.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1117092

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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