



12 Lawrence Court, Mill Hill, NW7 3QP

POA

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Property Description

A wonderful rare opportunity to buy this Six bedroom, Three Bathroom Detached family home of 3996 sq ft/ 368.3 sq m set in this most sought after cul de sac/enclave, within a stone's throw of the amenities at Mill Hill Broadway.

Externally there is a self contained purpose build Annexe, built approx 12 years ago within the garden ground which has separate access from the main residence. The spectacular garden extends to 130 ft (39.67 m) x 102.4 ft (31.19 m).

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

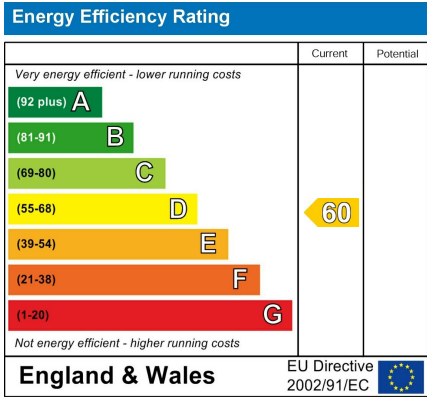
Sole Agent

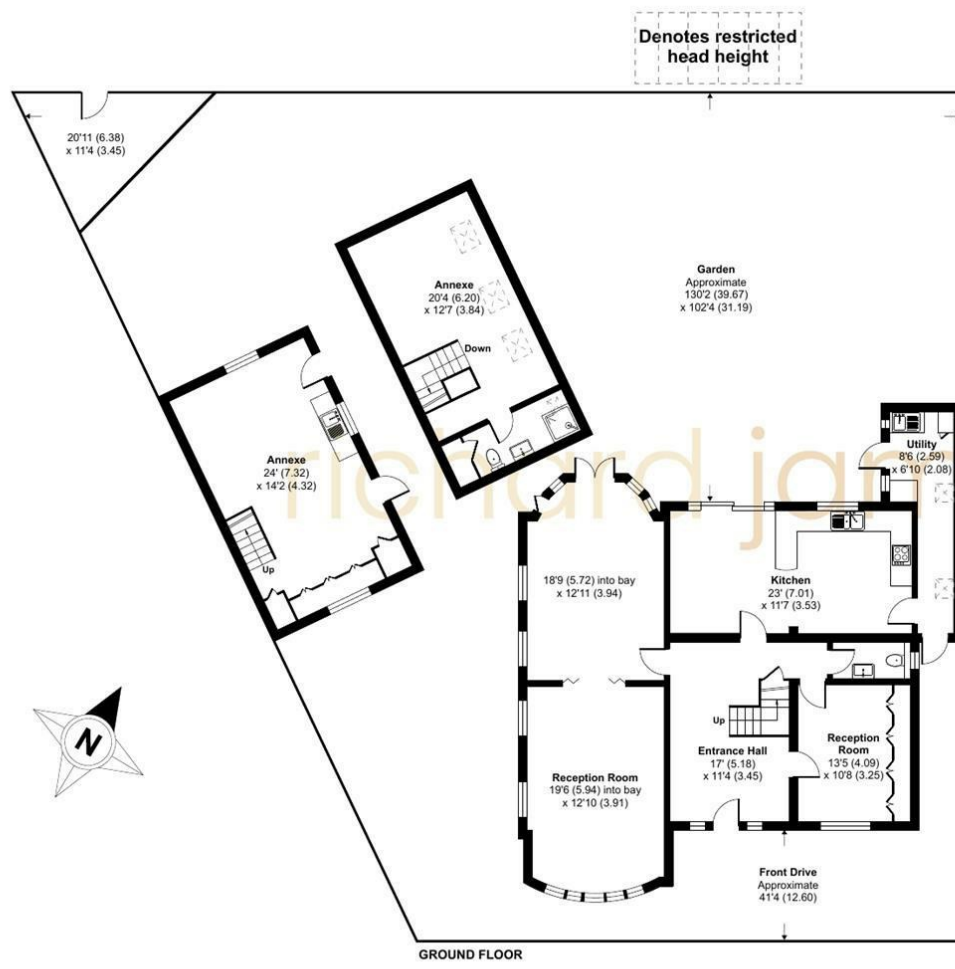
Key Features

- DETACHED FAMILY HOME
- THREE FORMAL RECEPTION ROOMS
- UTILITY ROOM
- PURPOSE BUILT NEW BUILD SELF CONTAINED TWO FLOORED ANNEXE
- OFF STREET PARKING SEVERAL CARS
- SIX BEDROOMS
- THREE BATHROOMS
- GUEST WC
- MAGNIFICENT GARDEN 130'2 ft (39.67 m) X 102.4 ft (31.19m)
- SOUGHT AFTER CUL DE SAC JUST OFF THE BROADWAY

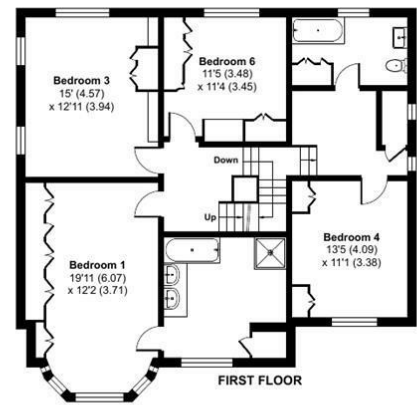
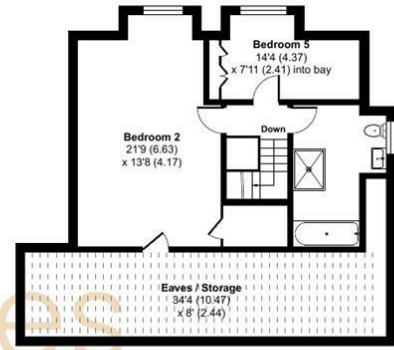
Important Information

- **Price:**
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Locaton:** London





Approximate Area = 3018 sq ft / 280.3 sq m
 Limited Use Area(s) = 289 sq ft / 26.8 sq m
 Annexe = 659 sq ft / 61.2 sq m
 Total = 3966 sq ft / 368.3 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). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1102987

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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