



1 Anthony Close, Mill Hill, NW7 4QS
£3,250,000

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

Offered for sale with no upper chain is this large, magnificent family home which was constructed in 2014 to the highest standard.

Situated in a cul-de-sac off of the areas premier road this exquisite home arranged over three levels, 7877 sq ft/731.8 sq m, offers flexible accommodation and is ideal for both family living and entertaining on a grand scale.

The accommodation includes an indulgent Principal Suite with en-suite Dressing Room and Bathroom, 5/7 further Bedrooms, versatile Living areas including Home Cinema and Kitchen/Diner.

This energy efficient home, with solar panels fitted on the roof has ample off street parking, Garden, state of the art Gym and even a wine room.

Mill Hill Broadway is within a short stroll, with the Mill Hill Broadway Station approximately 1/2 a mile away, placing Central London just 30 minutes from your doorstep. Some of the country's top private schools, including Mill Hill, Belmont, Haberdashers, North London Collegiate and Henrietta Barnet are located in close proximity. The M1 and M25 connections are easily accessible.

Council Tax - H

Joint Sole Agent

Key Features

Important Information

- **Price:** £3,250,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** B
- **Locaton:** London

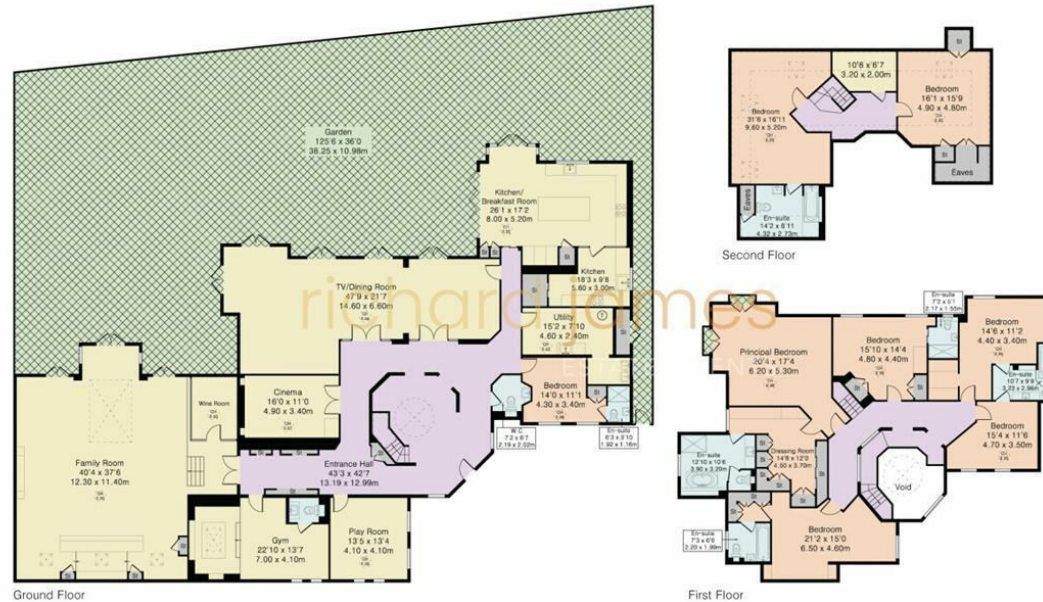
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate Gross Internal Area 7808 sq ft – 725 sq m
Ground Floor Area 4726 sq ft – 439 sq m
First Floor Area 2067 sq ft – 192 sq m
Second Floor Area 1015 sq ft – 94 sq m



PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Certified
Property
Measurer**

richard james
ESTATE AGENTS

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.



richard
james
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz