



55 Marsh Lane, NW7 4QG

£2,999,950

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Property Description

Set behind a discreet gated frontage in one of Mill Hill's most desirable residential turnings is this outstanding detached family home, providing 4,727 sq ft / 439.1 sq m of beautifully appointed accommodation arranged over three floors.

The accommodation includes a bespoke Kitchen/Breakfast Room, impressive Entrance Hall, two Reception Rooms, Family Room, substantial Gym with its own private entrance, Utility Room and Guest WC. The luxurious Principal Bedroom Suite features a spectacular Dressing Room and luxury En-Suite Bathroom, complemented by five further Bedrooms and four additional Bathrooms (three en-suite).

Externally, there is a beautifully landscaped rear Garden with a large terrace, providing excellent privacy and an ideal space for entertaining. To the front, the

Key Features

- DETACHED FAMILY HOME
- GATED DRIVEWAY FOR 10 CARS
- THREE RECEPTION ROOMS
- FIVE BATHROOMS (FOUR EN SUITE)
- GUEST WC
- 4727 SQFT / 439.1 SQ M
- LANDSCAPED REAR GARDEN
- SIX BEDROOMS
- UTILITY ROOM
- GYM

Important Information

- **Price:** £2,999,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** B
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(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	

property benefits from secure gated parking for up to 8 vehicles.

Further features include bespoke joinery, a first floor Laundry Room, luxury bathroom suites, underfloor heating, air conditioning, CCTV, integrated sound system, plantation shutters, and high quality fixtures and fittings throughout.

Marsh Lane is conveniently located within easy reach of Mill Hill Broadway, offering a variety of restaurants, cafés and shops, together with Thameslink services and local bus routes. Several highly regarded schools are within close proximity, including Mill Hill School, Haberdashers' Boys' School, Haberdashers' Girls' School and North London Collegiate School.

Council Tax Band H

Sole Agent.









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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