



**1 Courtgate Close, Mill Hill, NW7 2JZ**

**£2,495,000**

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ESTATE AGENTS

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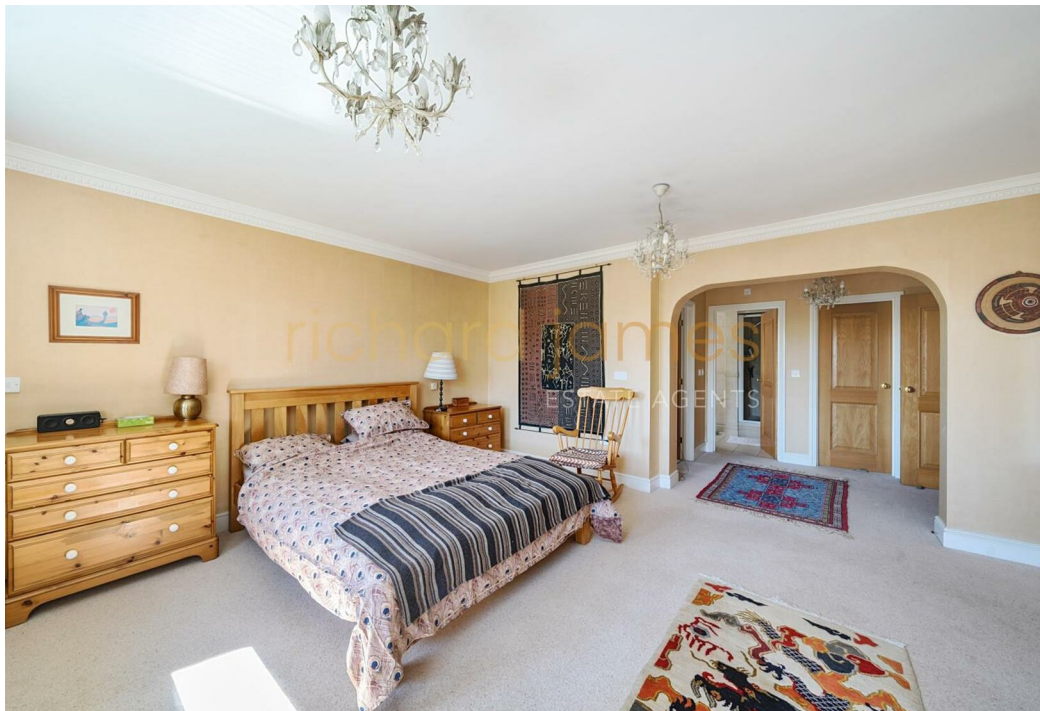












## Property Description

Within a stone's throw of Mill Hill Broadway and offered for sale with no upper chain, a rare opportunity to acquire this well maintained detached family home which forms part of a small gated development.

Built by Messrs Banner Homes on the site of the old Mill Hill Tennis Club in 2003, there are only 5 houses within the Close and this was the original Show House.

The accommodation is spread over 3 floors, 4612 sq ft/428.5 sq m and includes a beautiful Kitchen/Diner, formal Reception Room, Tv/Family Room, Dining Room, Study, Utility Room and guest Wc. The first floor affords the Principal Bedroom suite with his and hers walk in wardrobes and en-suite Bathroom, Four further Bedrooms, Three Bathrooms (2 en-suite) and stairs to the top floor where there is a Bedroom suite with Lounge area and en-suite Bathroom.

Externally there is off street parking, double width integral Garage and landscaped South facing rear Garden.

Courtgate Close is off Flower Lane, within a short stroll of the amenities at the Broadway including Thameslink Station, places of worship, Marks and Spencer and multiple gymnasiums. Mill Hill Park, Arrandene open space and various Golf courses are within easy reach as are popular schools in both state and private sectors. The area is well served by numerous bus routes and excellent road links.

Council Tax Band H

Sole Agent

## Key Features

- LARGE DETACHED FAMILY HOME IN GATED DEVELOPMENT
- FIVE BATHROOMS ( 4 EN-SUITE)
- FOUR RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- DOUBLE WIDTH INTEGRAL GARAGE
- SIX BEDROOMS
- KITCHEN/DINER
- UTILITY ROOM
- OFF STREET PARKING FOR 2 CARS
- CLOSE TO SHOPS & TRANSPORT

## Important Information

- **Price:** £2,495,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** 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>		
(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>	80	83
	EU Directive 2002/91/EC	















Approximate Area = 4612 sq ft / 428.5 sq m (including limited use area & exclude garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1276069

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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