



46 Hankins Lane, NW7 3AJ

£899,950

**richard
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ESTATE AGENTS

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Property Description

On the market for the first time in over 50 years within a stone's throw of Mill Hill Golf Club, Courtland Primary School and with Mill Hill County School also very close by is this double fronted detached family home.

The accommodation is over 2 levels only and allows for further extension if necessary and subject to consent. Currently there are Five Bedrooms with versatile entertaining areas.

Externally there is off street parking in addition to Garage, with front and rear Gardens.

Council tax band E


Sole Agent

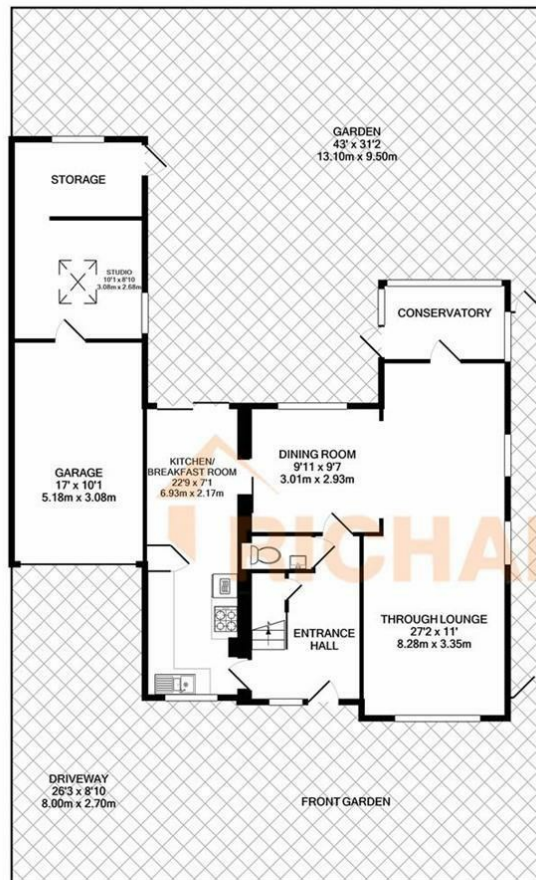
Key Features

- FIVE BEDROOMS
- DOUBLE LENGTH RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- GUEST WC
- REAR GARDEN
- FAMILY BATHROOM
- DINING ROOM
- CONSERVATORY
- OFF STREET PARKING & GARAGE
- WITHIN YARDS OF COURTLAND PRIMARY SCHOOL, MILL HILL GOLF CLUB AND CLOSE TO MILL HILL COUNTY

Important Information

- **Price:** £899,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** E
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		47
(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 	



GROUND FLOOR



1ST FLOOR

HANKINS LANE NW7

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chik Limited. Made with Metropix 6/2021

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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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