



**17 Uphill Road, Mill Hill, NW7 4RA**  
**£2,250,000**

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james**  
ESTATE AGENTS

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## Property Description

An immaculately presented detached family house conveniently set towards the lower part of one of Mill Hill's most sought roads.

The house has been extended and refurbished in recent years and is now arranged to provide 3533 sq ft /328 sq m of bright, well planned accommodation over three floors to include approx 34' x 31' Kitchen/Living/Dining Room, Five/Six Bedrooms, Three Bathrooms (1 en-suite), Tv/Family Room, Gym and guest Wc.

Externally there is stunning approximately 115' southerley facing landscaped rear garden and off street parking.

Uphill Road is within close proximity of Mill Hill Thameslink station providing direct links into The City in approximately 20 minutes and offers convenient access to a large network of highly regarded schools. The open spaces at Mill Hill Park and Arrandene are within easy reach as are various places of worship.

Council tax band – G

Joint Sole Agent

## Key Features

- DETACHED FAMILY HOME
- FIVE/SIX BEDROOMS
- THREE BATHROOMS (1 EN-SUITE)
- VAST KITCHEN/SUPER ROOM
- TV/FAMILY ROOM
- GYM
- STUNNING 115' SOUTH FACING REAR GARDEN
- OFF STREET PARKING FOR 3 CARS
- WITHIN EASY REACH OF THE BROADWAY
- CLOSE TO POPULAR LOCAL SCHOOLS

## Important Information

- **Price:** £2,250,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



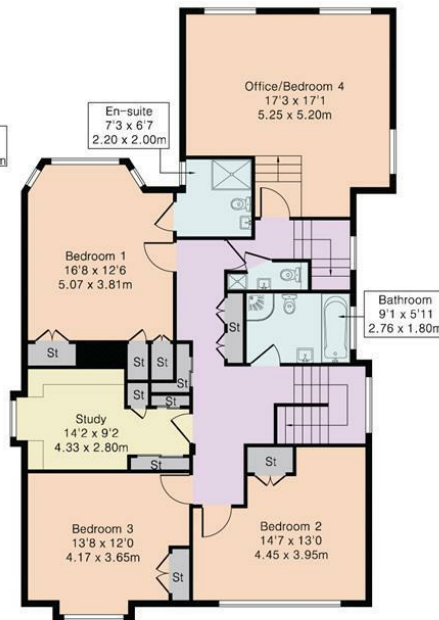






Ground Floor

**Approximate Gross Internal Area 3533 sq ft - 328 sq m**  
 Ground Floor Area 1832 sq ft - 170 sq m  
 First Floor Area 1252 sq ft - 116 sq m  
 Second Floor Area 449 sq ft - 42 sq m



First Floor



Second Floor

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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