



45 Uphill Road, NW7 4PR

£3,495,000

**richard
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ESTATE AGENTS

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Property Description

An immaculately presented, double fronted detached family home situated in one of Mill Hill's most sought after turnings.

Offering approximately 3,768 sq ft/350 sq m of beautifully appointed accommodation, the property has been extensively extended and refurbished in recent years to create an exceptional family home arranged over two floors.

The ground floor provides superb living and entertaining space, centred around a stunning open plan Kitchen/Dining Room with bi-folding doors opening directly onto the magnificent 114 ft south / west facing landscaped rear garden. There are also two generous Reception Rooms, a Utility Room, Guest WC and integral Garage.

Key Features

- 3768 SQ FT / 350.0 SQ M DETACHED FAMILY HOUSE
- MILL HILL'S MOST SOUGHT AFTER TURNING
- OFF STREET PARKING VIA CARRIAGE DRIVEWAY
- INTEGRAL GARAGE
- SOUTH / WEST FACING LANDSCAPED REAR GARDEN WITH GARDEN STUDIO
- FIVE BEDROOMS
- FOUR BATHROOMS (THREE EN SUITE)
- GUEST WC
- UTILITY ROOM
- WALKING DISTANCE TO MILL HILL BROADWAY

Important Information

- **Price:** £3,495,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79
EU Directive 2002/91/EC		

The first floor offers Five Bedrooms and Four Bathrooms, including three en-suites, with the impressive Principal Bedroom Suite forming a particular feature of the home.

The spectacular rear garden has been beautifully landscaped and also benefits from a substantial detached garden studio, currently arranged as a Gym/yoga Studio. This versatile additional space could be adapted for a variety of uses, including a Home Office, Games Room, Studio, Gym or entertaining space.

To the front, a large carriage driveway provides ample off-street parking together with access to the integral Garage.

Ideally positioned on Uphill Road, the property is approximately 200 metres from the extensive shops, cafés, restaurants and amenities of Mill Hill Broadway, as well as Mill Hill Broadway Thameslink Station. A selection of highly regarded local schools are also within easy reach, together with excellent road links into and out of London.

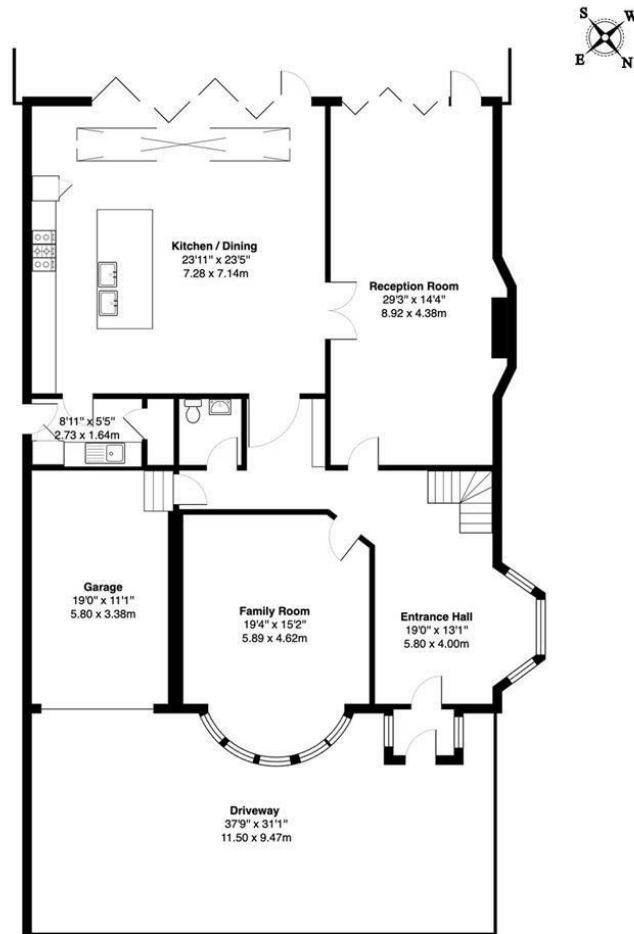
Council Tax Band G.

Sole Agent









Ground Floor

Uphill Road NW7

Total Gross Area: 3768 ft² ... 350.0 m² (excluding Garden Studio)

Garden Studio Gross Area: 301 ft² ... 28 sq m

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice.

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 will 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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