



58 Ramillies Road, Mill Hill, NW7 4LX

£799,950

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Property Description

An immaculately presented family home within a stone's throw of the ever popular Courtland (Primary) and Mill Hill County (Secondary) Schools.

The house has recently added a wonderful Kitchen//Family/Dining Room extension 28'3/18'5. The remainder of the accommodation include Four Bedrooms, Two Bathrooms (1 en-suite), stunning Kitchen/Diner, Reception Room, Utility room, Guest Wc and an additional TV room/Study.

Externally there is a mature rear garden with south westerly aspect and off street parking for 2/3 cars.

Ramillies Road is within easy access of Moat Mount Open Space with Mill Hill Golf Course, the park, Arrandene and the amenities at Mill Hill Broadway also within reasonably close proximity.

Council Tax Band D

Sole Agent

Key Features

- FOUR BEDROOMS
- TWO BATHROOMS (1 EN-SUITE)
- RECEPTION ROOM
- STUNNING KITCHEN/DINING/FAMILY ROOM
- TV ROOM/STUDY
- GUEST WC
- OFF STREET PARKING FOR 2/3 CARS
- UTILITY ROOM
- GARDEN WITH SOUTH WESTERLY ASPECT
- CLOSE TO COURTLAND AND MILL HILL COUNTY SCHOOLS

Important Information

- **Price:** £799,950
- **Tenure:** Freehold
- **Council Tax Band:** D
- **EPC:** C
- **Location:** London

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 80 |
| (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 |

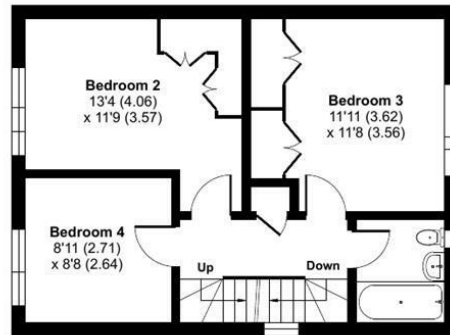




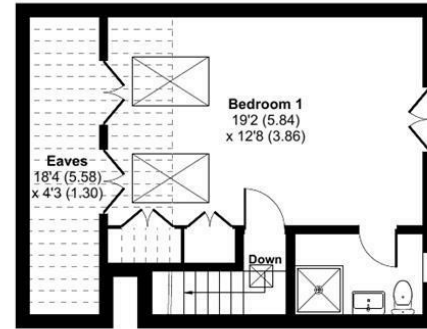


Approximate Area = 1894 sq ft / 175.9 sq m (including limited use area and outbuilding)

For identification only - Not to scale

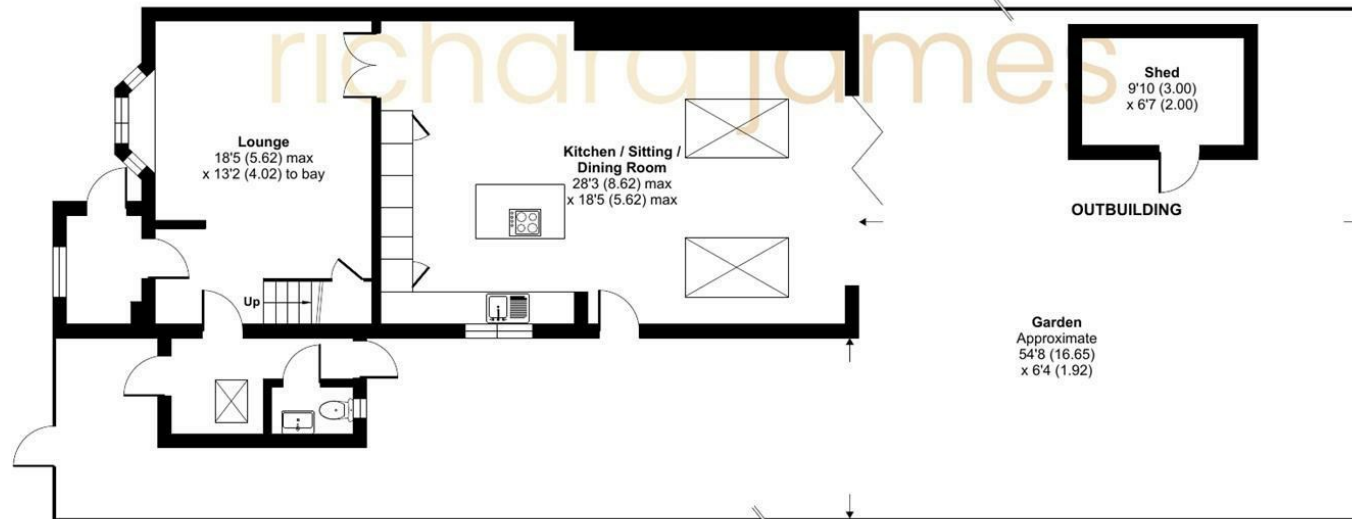


FIRST FLOOR



SECOND FLOOR

Denotes restricted
head height



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1360864

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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