



7 Lawrence Avenue, Mill Hill, NW7 4NL

£1,250,000

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

An immaculately presented detached family home located on the south side of this of this highly sought after leafy turning off Lawrence Street, within approximately 1/4 mile of Mill Hill Broadway with its numerous shops, restaurants and Thameslink station.

The accommodation is currently arranged as Four Bedrooms, Two Bathrooms (1 en-suite), large Kitchen/Living/Dining Room, Tv/Family Room, Utility Room and guest Wc.

The current owners of the house use the loft as a Hobby Room and externally there is a southerly facing rear Garden with side access and Garden Room with en-suite Shower Room which is suitable for a variety of uses including Home Office, Gym or guest Bedroom.

Lawrence Avenue is located close to the open spaces of Mill Hill Park and Arrandene. Popular local schools including Etz Chaim,

Key Features

- DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- TV/FAMILY ROOM
- GUEST WC
- SOUTHERLY FACING REAR GARDEN
- FOUR BEDROOMS
- LARGE KITCHEN/LIVING/DINING ROOM
- UTILITY ROOM
- GARDEN ROOM WITH EN-SUITE SHOWER ROOM
- OFF STREET PARKING

Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(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 	





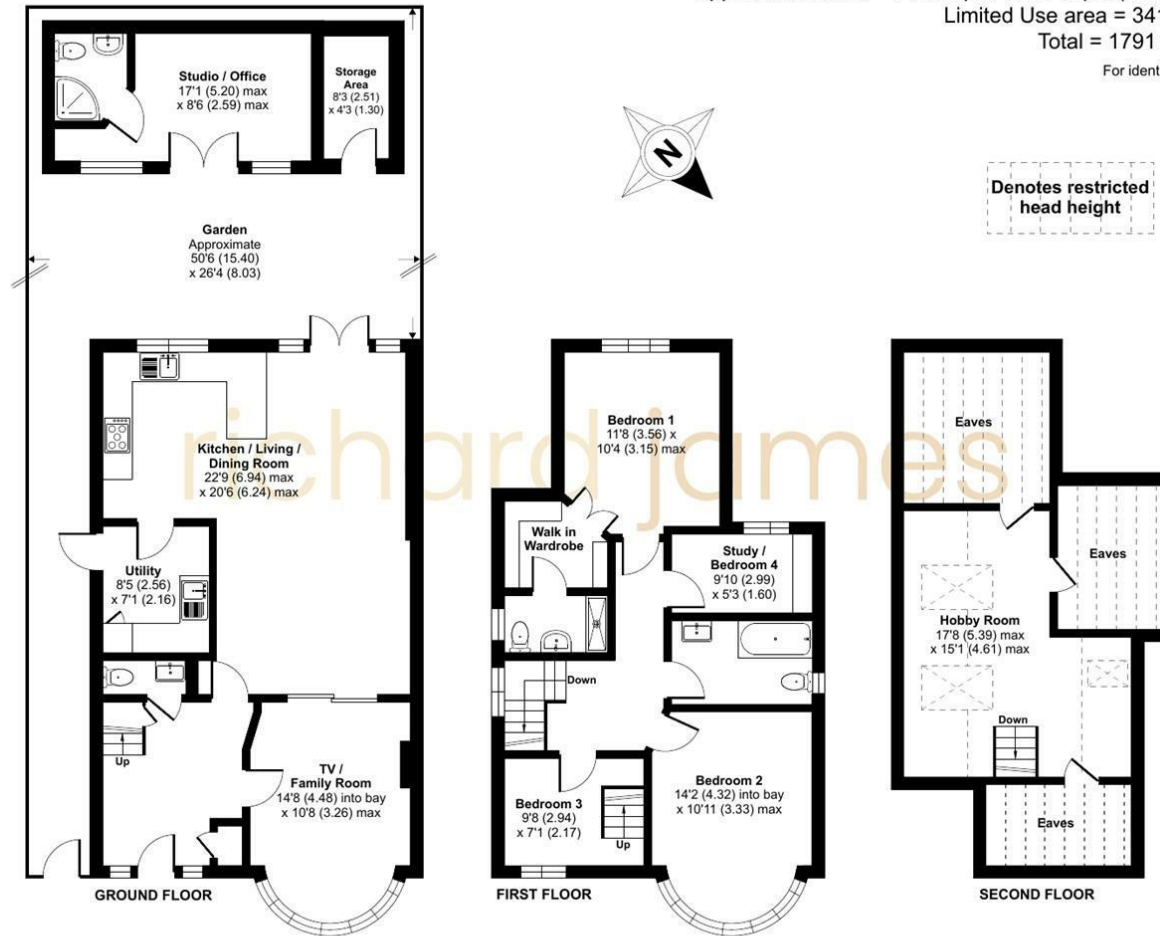


Approximate Area = 1450 sq ft / 134.7 sq m (excludes outbuilding)

Limited Use area = 341 sq ft / 31.6 sq m

Total = 1791 sq ft / 166.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1281891

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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