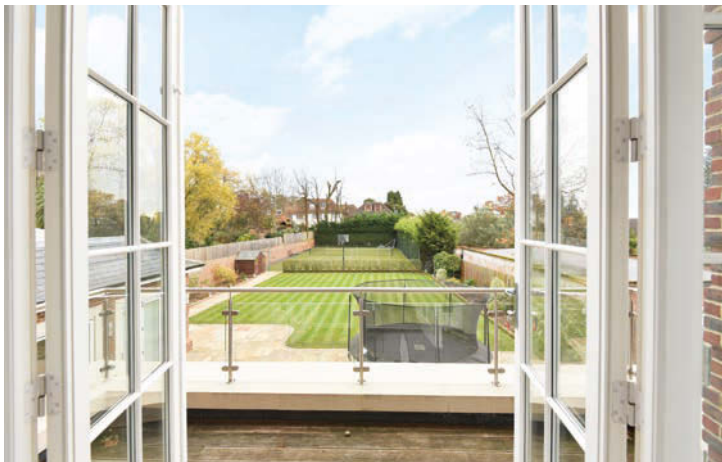




UPHILL ROAD
MILL HILL • LONDON • NW7





88 UPHILL ROAD

MILL HILL • LONDON • NW7 4QE

Central London (W1) 10 miles; Barnet 4 miles; M1 (J2) 4 miles; A5 (Edgware) 3 miles; A1 1 mile;

Mill Hill Broadway (Thameslink) 1.5 miles; Mill Hill East (Northern Line) 2.5 miles;

Heathrow Airport 23 miles; Luton Airport 23 miles

All distances are approximate

*An exceptional home situated on arguably the most
prestigious road in Mill Hill*

Stunning reception atrium, four reception rooms, kitchen/breakfast/dining room
master bedroom suite with balcony, dual dressing rooms and en suite bathroom
6 further bedrooms, 4 further bath/shower rooms, utility room, laundry room, staff room
integral garage, landscaped gardens with artificial grass tennis court

EPC RATING - B

About 0.6 acre



Knight Frank Hampstead
79-81 Heath Street, Hampstead
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Finished in 2013, this magnificent property offers substantial and refined accommodation, luxurious fittings and contemporary technology and is situated in a prime location

Set behind electronically operated gates, the property comprises well proportioned and stylish contemporary accommodation arranged over three floors.

FEATURES

- Brand new build completed in 2013
- Designed and built by Andrew Scott Associates.
- Building warranty from Zurich-Premier Guarantee
- Hand made brick outside walls
- Interior design by Hampstead designer Eileen Johnston
- Curved staircases by WSM
- Polished chrome ironmongery
- Bespoke timber architraves and skirtings
- Lutron lighting mode system
- Multi source AV system wiring
- Apple device control functionality
- Low voltage down lighting throughout
- Programmable under floor heating
- Central AC on the 2nd floor and master bedroom
- CCTV and full Perimeter alarm system

Kitchen

- Contemporary Poggenpohl kitchen
- Black granite work surfaces
- Glass splash backs
- Waste disposal unit fitted under sink
- Gaggenau Fridge/freezer
- Range of Miele appliances
- Porcelain floor tiles
- Reverse Osmosis Water Drinking System



Bedrooms

- 2 fully fitted dressing rooms to master bedroom
- Fitted wardrobes to most bedrooms
- White French parquet flooring

Reception Rooms

- 2 remote controlled Chesney's Marble Fireplaces
- Besana Italian built-in furniture
- Custom made wenge wooden internal doors
- Canadian walnut wooden floor

Bathrooms, Shower Rooms and Cloakroom

- Duravit wall mounted toilets
- Grohe rain showers
- Free standing stone bath and walk in shower in master en suite bathroom
- Duravit and Flora basins
- Porcelain tiled flooring
- Recess ceiling and low level down lights



OUTSIDE

- Artificial grass Tennis Court build by DOE (as used at Queens Tennis Club)
- Stone columns, portico, window surrounds, quoins and plinths
- External lighting design by ELC
- Double Private Gated Entrance
- Outside water preservation and irrigation system
- Landscaped gardens with supporting retaining walls
- Triple glazed security timber windows by Mumford & Wood

A particularly fine property designed by leading Totteridge architect, Andrew Scott Associates with interior design by Eileen Johnston of Hampstead. It is a collaboration which has created an appealing home with great attention to detail apparent throughout.

SITUATION

Uphill Road is in a sought-after area, within easy reach of open countryside, including Featherstone Hill and Totteridge Common, yet near to Mill Hill village. Mill Hill village is an affluent area, situated around the medieval Ridgeway. It was popular as a country retreat from the 17th century because of its proximity to the City and is still considered one of London's more desirable neighbourhoods. Mill Hill offers the perfect mix of village life and urban facilities with the old village around The Ridgeway and the bustling Broadway at the bottom of the Hill.

Just over 6 miles from Hampstead Heath and around 10 miles from W1, the property is well placed for central London and within reach of Barnet's town centre amenities. Transport links are very good, with the M1, A1 and A5 nearby. For commuting, Mill Hill East station offers a Northern line service whilst there is a mainline train service from Mill Hill Broadway for Thameslink trains. The area has a wealth of sporting amenities including golf at Mill Hill, Arkley, Finchley and North Middlesex and

Highgate, tennis at Finchley and Totteridge and horse riding at Finchley. There are some lovely walks available in the local countryside.

Schooling is excellent with Mill Hill School and Mill Hill Pre Prep situated nearby and a number of well regarded state schools in the area.

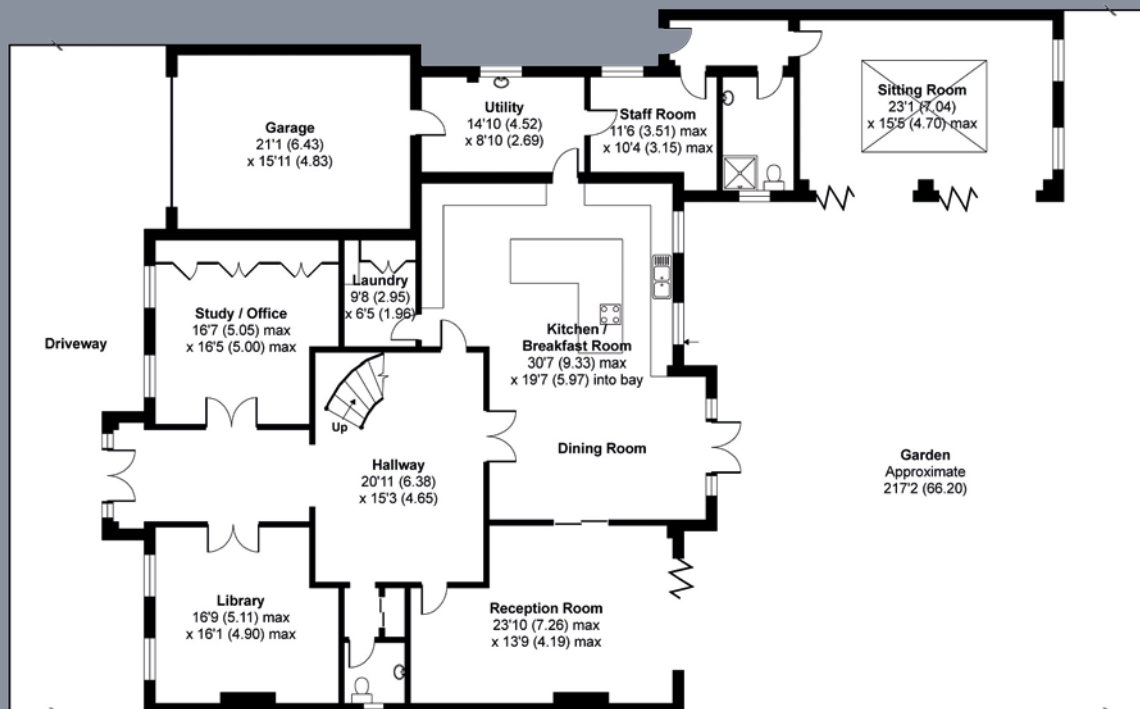
GENERAL INFORMATION

VIEWING

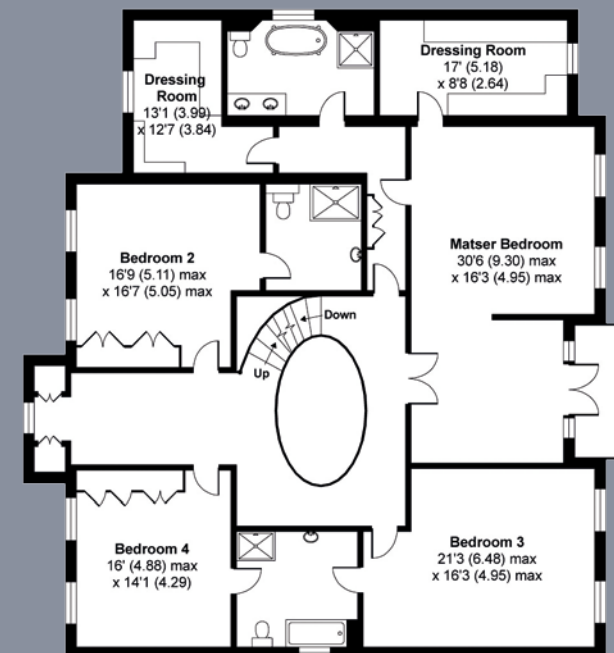
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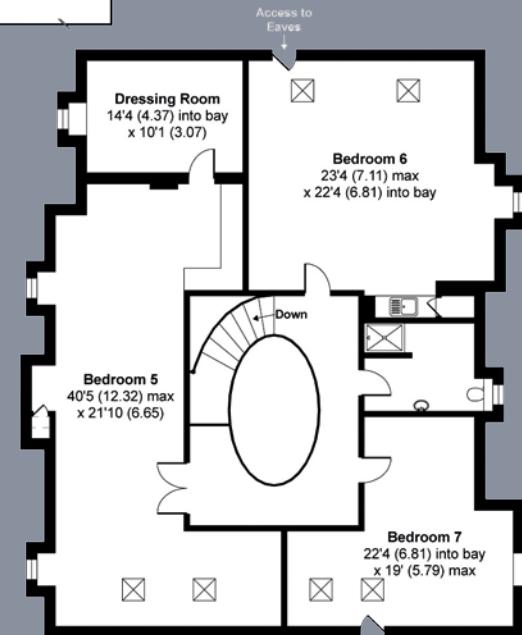




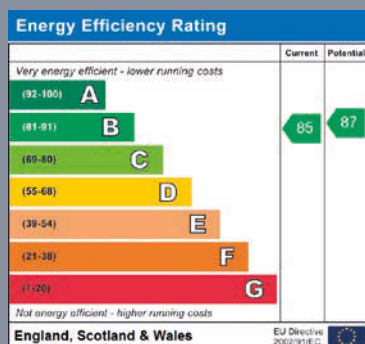
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



UPHILL ROAD • LONDON • NW7
 Approx. Gross Internal Floor Area =
 7874 Sq Ft - 731.4 Sq M
 (Includes Garage & Excludes Restricted Head Height)

