Guardhouse Way, Millbrook Park, NW7

£950,000

2,228 SQ FT - A beautifully presented, modern and spacious three-bedroom modern family home in the heart of Millbrook Park, offering well-planned living accommodation.

Set across three floors, this stunning home is ideal for modern family living and is located within walking distance of Mill Hill East station, providing excellent transport links into Central London.

On the ground floor, the property features a generous open-plan kitchen and dining area with sleek modern fittings and bi-folding doors leading onto a private rear garden and a guest W/C complete this level.

The first floor offers a bright and spacious reception room, a double bedroom, and a stylish family bathroom. The top floor comprises a superb principal bedroom with en-suite bathroom room, a further double bedroom, and an additional family bathroom.

Further benefits include off-street parking, a private garage, and proximity to a wide range of local shops, cafes, and amenities. The property is also close to several well-regarded schools and green spaces, making it an ideal family home in a sought-after location.

- 2,228 SQ FT
- 3 DOUBLE BEDROOMS
- 3 BATHROOMS
- OPEN PLAN KITCHEN -DINER
- MODERN FIXTURES THROUGHOUT
- SPACIOUS RECEPTION ROOM
- OFF-STREET PARKING
- WALKING DISTANCE TO MILL HILL EAST STATION

Viewing

Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.
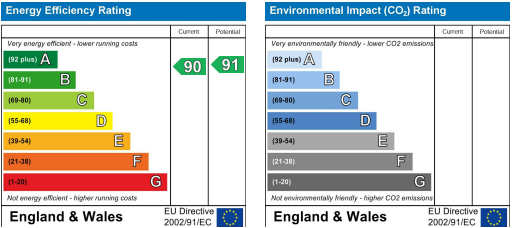
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Guardhouse Way, London, NW7

Approximate Area = 2207 sq ft / 205 sq m (includes garage)
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Total = 2228 sq ft / 206.9 sq m
For identification only - Not to scale

N

Denotes restricted head height

Bedroom 2
19'6 (5.94)
x 9'4 (2.84)

Down

Bedroom 1
29'2 (8.89) max
x 16'4 (4.98) max

Balcony

SECOND FLOOR

Garden
Approximate
28' (8.53)
x 27'5 (8.36)

Balcony

Lounge / Kitchen
42' (12.80) max
x 15'8 (4.78) max

Living Room
26'2 (7.98) max
x 19'6 (5.94) max

Garage
19'8 (5.99)
x 9'6 (2.90)

Down

Up

Up

Bedroom 3
16'3 (4.95) max
x 9'5 (2.87) max

GROUND FLOOR

FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced by Benjamin Stevens. REF: 808171

Map data ©2025

Energy Efficiency Graph

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