



30 Glenmere Avenue, NW7 2LU

£1,250,000

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Property Description

A rare opportunity to purchase a detached family home located on one of Mill Hill's most sought after turnings.

The house is arranged over two floors, offers huge scope to extend if necessary, subject to the usual necessary consents.

The current accommodation includes Four Bedrooms, Two Bathrooms, Two receptions (one currently being used as bedroom five), Dining room and a kitchen.

Externally there is off street parking and a large 125ft rear Garden.

Glenmere Avenue is within approximately 1 mile of the amenities at Mill Hill Broadway including the Thameslink station. Popular local schools are within close proximity as are the open spaces of Mill Hill park and Arrandene open space.

Key Features

Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** E
- **Locaton:** Mill Hill

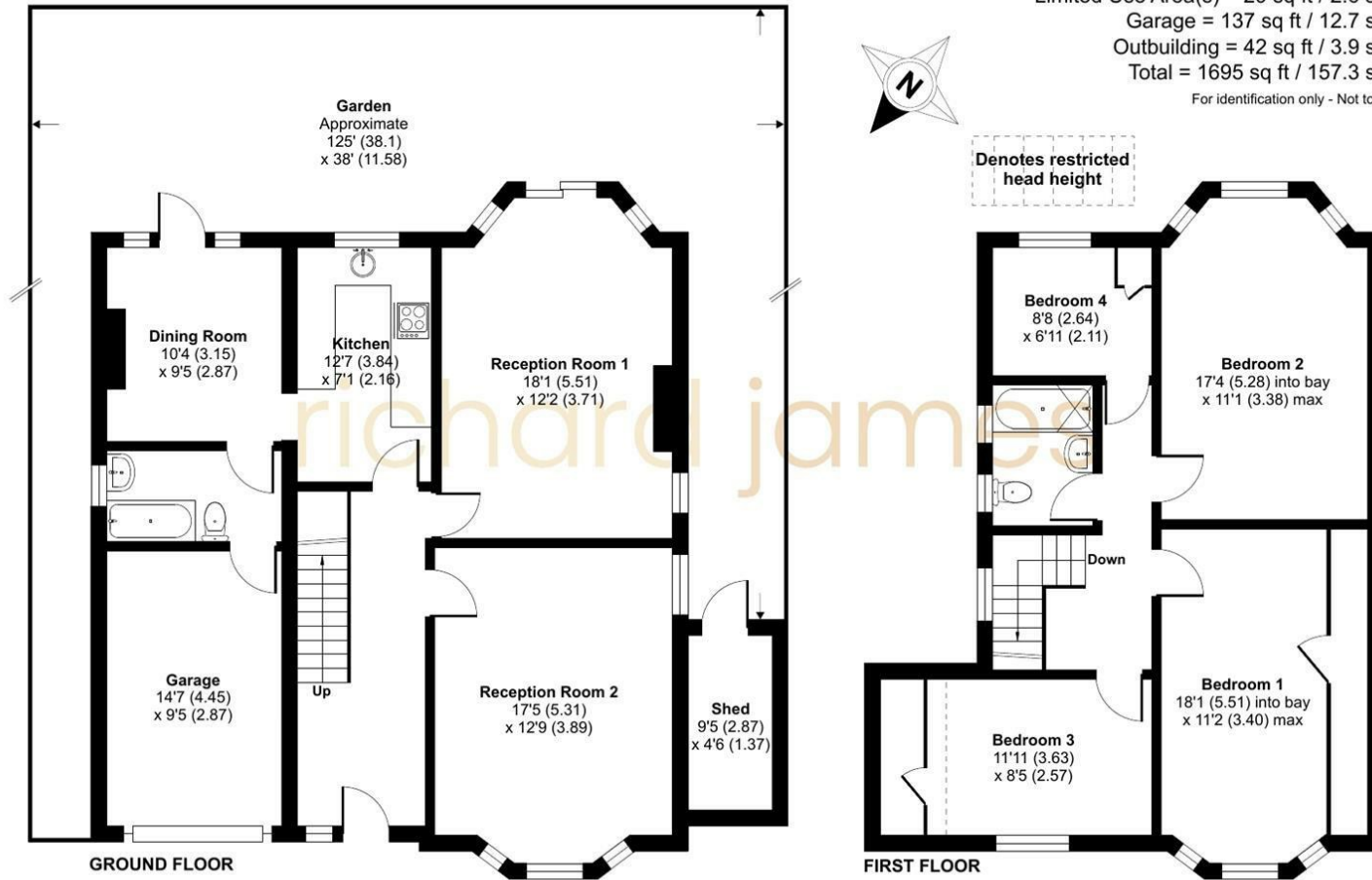
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate Area = 1487 sq ft / 138.1 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Garage = 137 sq ft / 12.7 sq m
 Outbuilding = 42 sq ft / 3.9 sq m
 Total = 1695 sq ft / 157.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1100641

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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