



**51 Uphill Grove, Mill Hill, NW7 4NH**

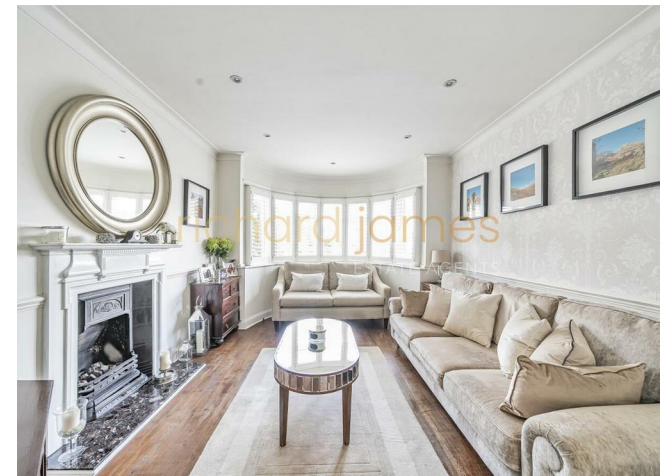
**£1,625,000**

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## Property Description

An attractive and well presented double fronted detached family home in one of Mill Hill's most sought after turnings.

The house has been extended previously but would lend itself to further extension if additional space is required and subject to necessary consents.

The bright accommodation is arranged over two floors and provides Four Bedrooms, Two Bathrooms (1 en-suite), Two Reception Rooms, Tv/Family Room, Study, Utility Room and guest Wc.

Externally there is a south west facing rear Garden and off street parking for 2 cars.

Uphill Grove is close to popular schools in both state and private sectors. These include The Mill Hill Foundation, Courtland, Mill Hill County and Etz Chaim. The Broadway with its Thameslink Station, trendy coffee shops and places of worship is also within easy reach as are Mill Hill Park and Arrandene open space.

Council Tax Band F

Sole Agent

## Key Features

- DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- TWO RECEPTION ROOMS
- STUDY
- SOUTH WESTERLY FACING REAR GARDEN
- FOUR BEDROOMS
- FULLY FITTED KITCHEN
- TV/FAMILY ROOM
- GUEST WC
- OFF STREET PARKING

## Important Information

- **Price:** £1,625,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

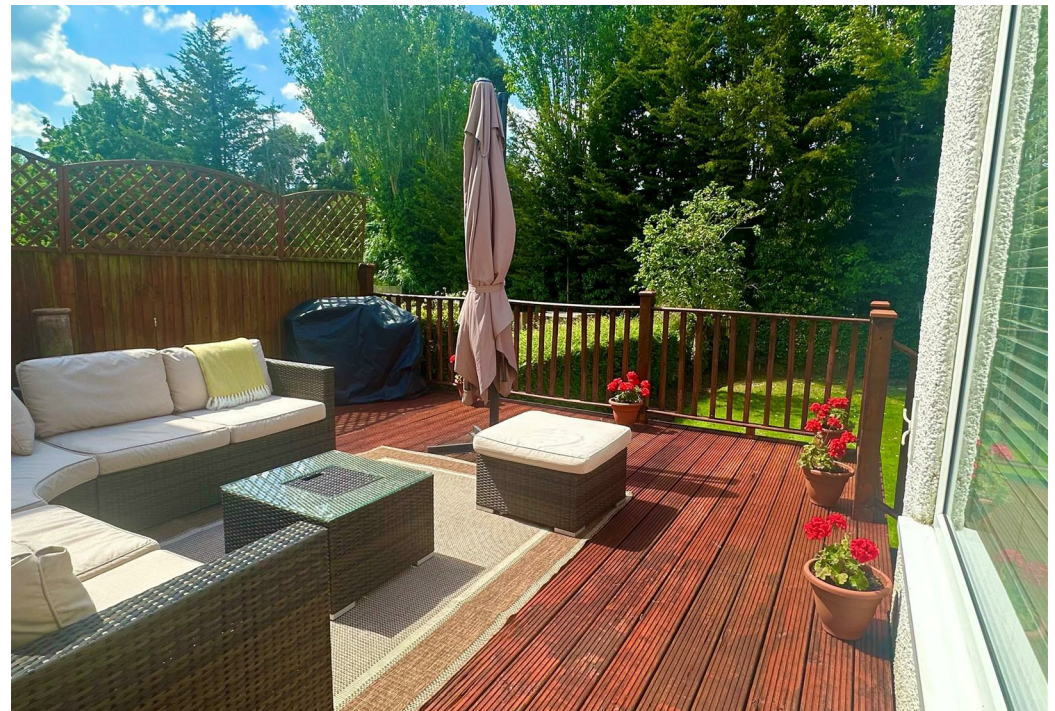
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





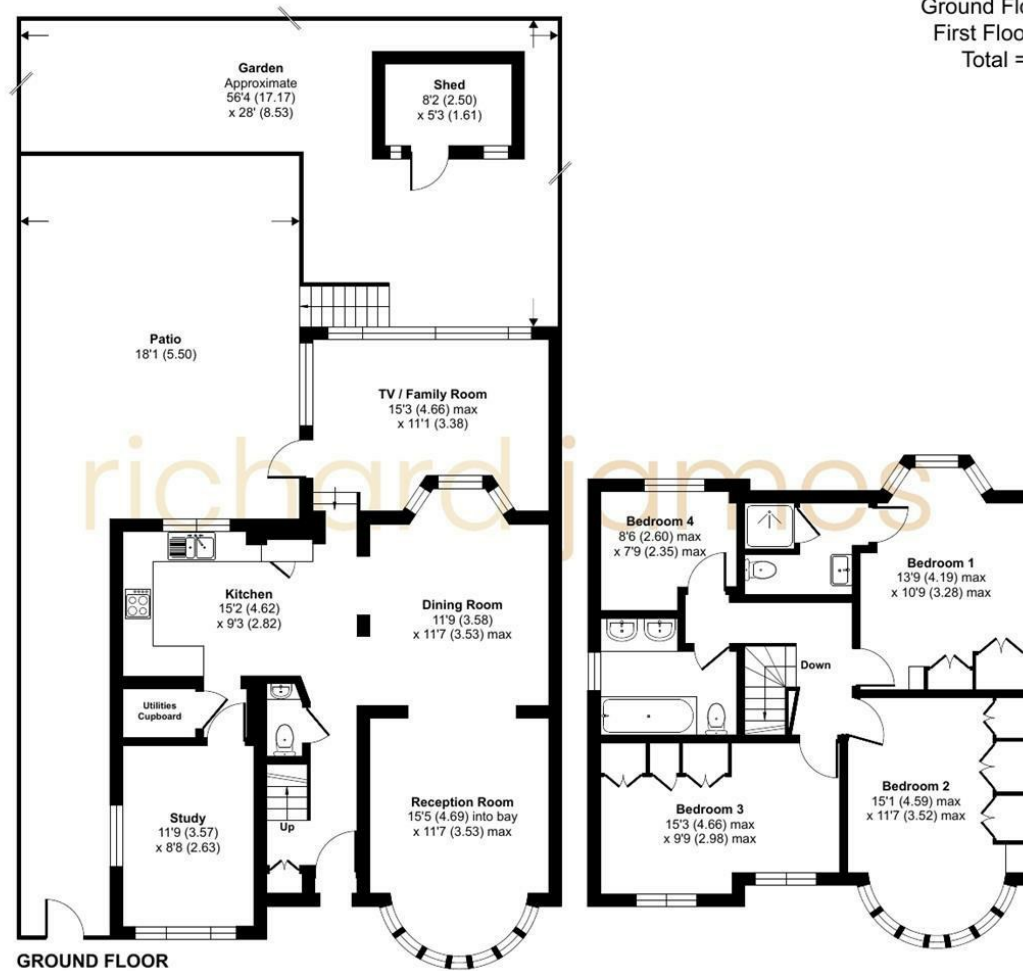
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Ground Floor = 872 sq ft / 81 sq m  
First Floor = 716 sq ft / 66.5 sq m  
Total = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Richard James Estate Agents Ltd. REF: 1130673

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 will 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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