



35 Newcombe Park, NW7 3QN
£2,000,000 Offers Over

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Property Description

A rare opportunity to purchase this immaculately presented link detached family home within a stone's throw of Mill Hill Broadway's shopping facilities and Thameslink station.

Arranged over 2914 sq ft/270.7 sq m the accommodation includes air conditioned Master Bedroom suite, Four further Bedrooms, Three further Bathrooms (2 en-suite), a magnificent 29' x 27' Kitchen/Living/Dining Room with floor to ceiling glass doors leading onto a beautiful landscaped rear garden, Utility Room, secondary Kitchen and guest Wc.

Externally there is off street parking for several cars, integral Garage and aforementioned Garden which extends to approx 94'/28.65 m.

Newcombe Park is close to popular local schools in both state and private sectors and is within easy reach of places of worship, Mill Hill Park and various other local amenities.

Key Features

- FIVE BEDROOMS
- STUNNING KITCHEN/LIVING/DINER
- OFFICE/STUDY
- GUEST WC
- OFF STREET PARKING & INTEGRAL GARAGE
- FOUR BATHROOMS (3 EN-SUITE)
- TV/FAMILY ROOM
- UTILITY ROOM
- 95'/28.65M REAR GARDEN
- WITHIN A STONE'S THROW OF THE BROADWAY

Important Information

- **Price:** £2,000,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(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	

Newcombe Park, London, NW7

Approximate Area = 2914 sq ft / 270.7 sq m (includes garage)

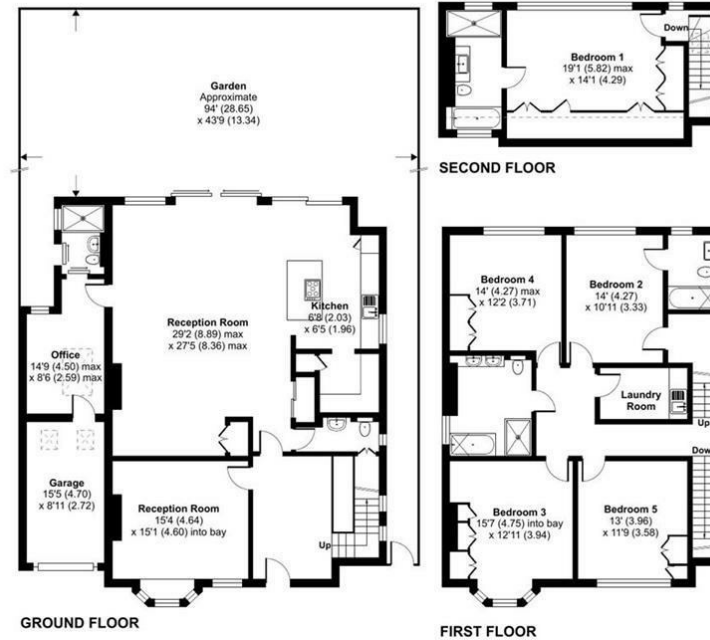
Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 2968 sq ft / 275.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richjames 2023. REF: 1013903

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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