



**105 Wise Lane, NW7 2BD**

£1,650,000

**richard  
james**

ESTATE AGENTS

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## Property Description

An attractive double fronted detached family house situated in a sought after, prestigious location, within approximately 3/4 of a mile of the numerous amenities of Mill Hill Broadway, including Thameslink station.

The accommodation, over two floors only, 1899 sq ft/176.4 sq m offers Four Bedrooms, Two Bathrooms, (1 en-suite), Two Reception Rooms, large Kitchen/Diner, Study and 2 WCs.

Externally there is off street parking for 3 cars and a wonderful rear Garden which extends to approximately 92'6 x 51'7 (28.19m x 15.72m) and which enjoys a southerly aspect.

Wise Lane is within a short stroll of Mill Hill Park and Arrandene open space. Popular local schools including Etz Chaim, Goodwyn and The Mill Hill Foundation are within easy reach as are places of worship, golf courses and various Gyms.

## Key Features

- DETACHED FAMILY HOUSE
- TWO BATHROOMS (ONE EN SUITE)
- STUDY
- KITCHEN / BREAKFAST ROOM
- SCOPE FOR VARIOUS EXTENSIONS STPP
- FOUR BEDROOMS
- LANDSCAPED REAR GARDEN
- GUEST WC
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

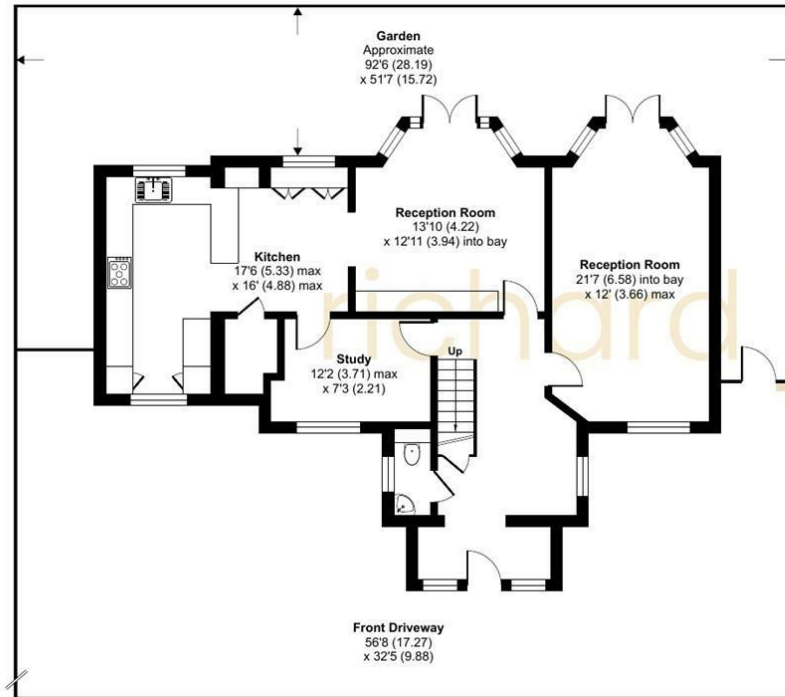
## Important Information

- **Price:** £1,650,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Locaton:** Mill Hill

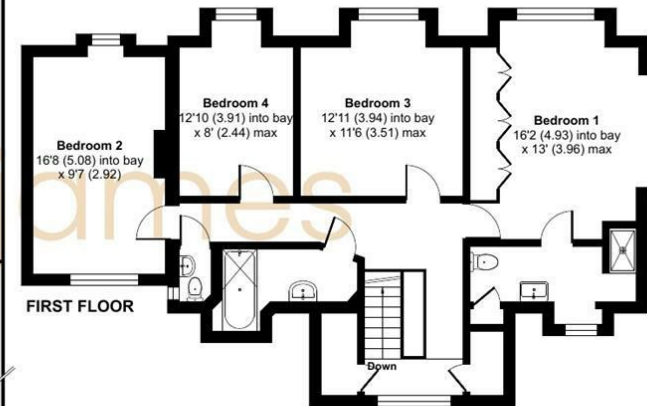
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approximate Area = 1899 sq ft / 176.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richard James Estate Agents Ltd. REF: 1058477

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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