



**15 Cophall Gardens, NW7 2NG**

**£1,350,000**

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

An immaculately presented double fronted family home within a peaceful cul de sac in a highly sought after part of Mill Hill.

Having been extended and refurbished to a very high standard in recent years the house is arranged over two floors, 2068sq ft / 192.1 sq m, and is arranged to provide Four Bedrooms, Two Bathrooms, stunning Kitchen/Family/Diner and versatile entertaining areas.

Externally there is a delightful landscaped rear Garden, off street parking and good storage space.


Cophthall Gardens is within approximately a mile of the numerous amenities at Mill Hill Broadway including the Thameslink Station, Marks and Spencer and Anytime Fitness Gym. The open spaces of Mill Hill Park and Arrandene are also within close proximity as are various highly regarded schools in both private and state sectors.

## Key Features

- FAMILY HOME
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- UTILITY ROOM
- OFFICE
- OFF STREET PARKING
- CUL DE SAC LOCATION
- KITCHEN / BREAKFAST ROOM
- RECEPTION ROOM
- GUEST WC

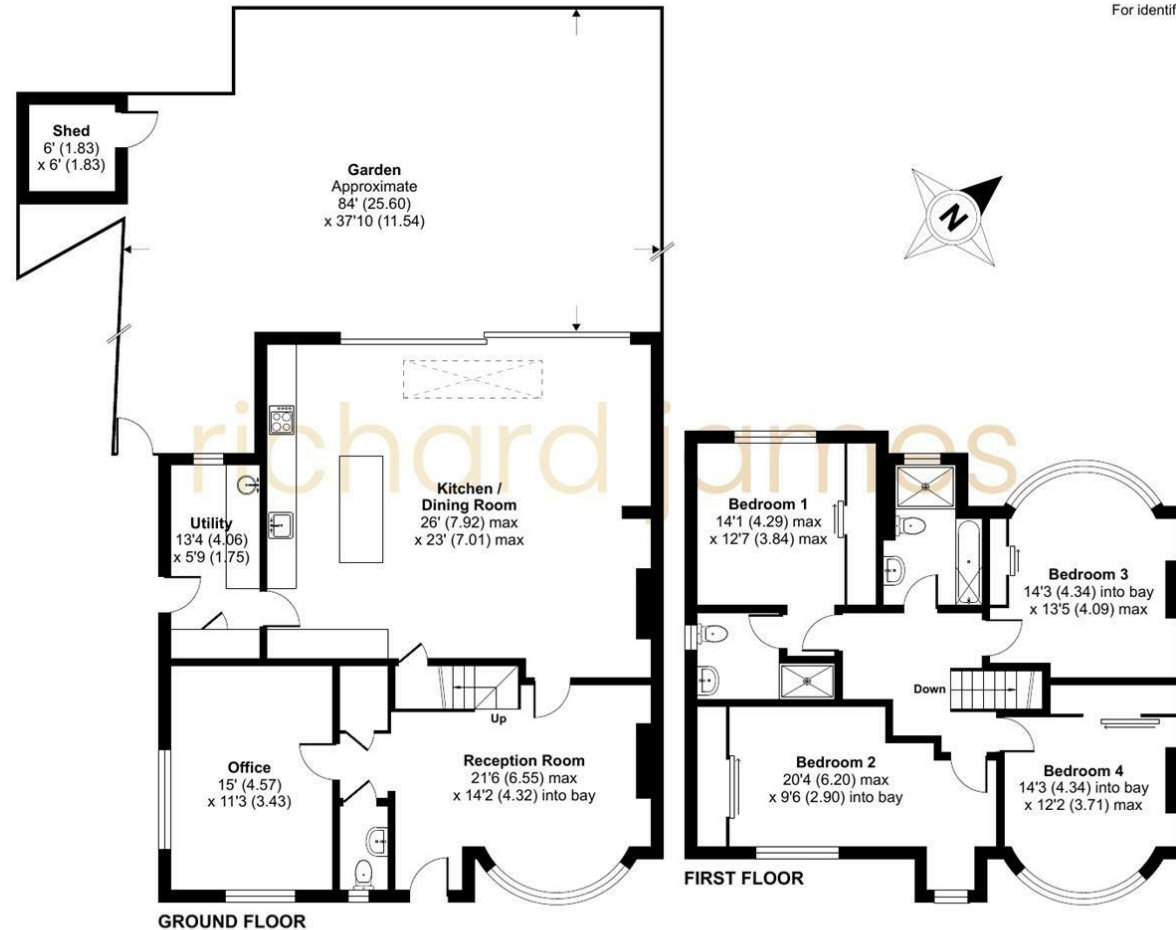
## Important Information

- **Price:** £1,350,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Location:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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 = 2068 sq ft / 192.1 sq m (excludes shed)

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: 1151170

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.

**richard james**

ESTATE AGENTS

T 020 8959 9191  
E enquiries@richardjames.biz  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

richardjames.biz

