



**65 Flower Lane, NW7 2JN**

**£1,500,000**

**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

A rare opportunity to purchase this chain free immaculately presented modern detached family home backing onto Mill Hill Park within a stone's throw of Mill Hill Broadway's shopping facilities and Thameslink station.

Arranged over 2546 sq ft/ 236.5 sq m the accommodation includes a Master Bedroom suite, Four further Bedrooms, Two further Bathrooms (one en-suite), a stunning 24' Kitchen/Breakfast Room with glass doors leading onto a landscaped rear garden, Utility Room and guest Wc.

Externally there is off street parking for several cars, an integral Garage and a landscaped rear garden backing onto Mill Hill Park.


There is scope for various extensions stpp.

## Key Features

- DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- LARGE KITCHEN/BREAKFAST ROOM
- CHAIN FREE
- LANDSCAPED REAR GARDEN
- 2546 SQFT / 236.5 SQM
- THREE BATHROOMS (2 EN-SUITE)
- THREE RECEPTION ROOMS
- INTEGRAL GARAGE & AMPLE OFF STREET PARKING
- WITHIN MOMENTS OF THE BROADWAY

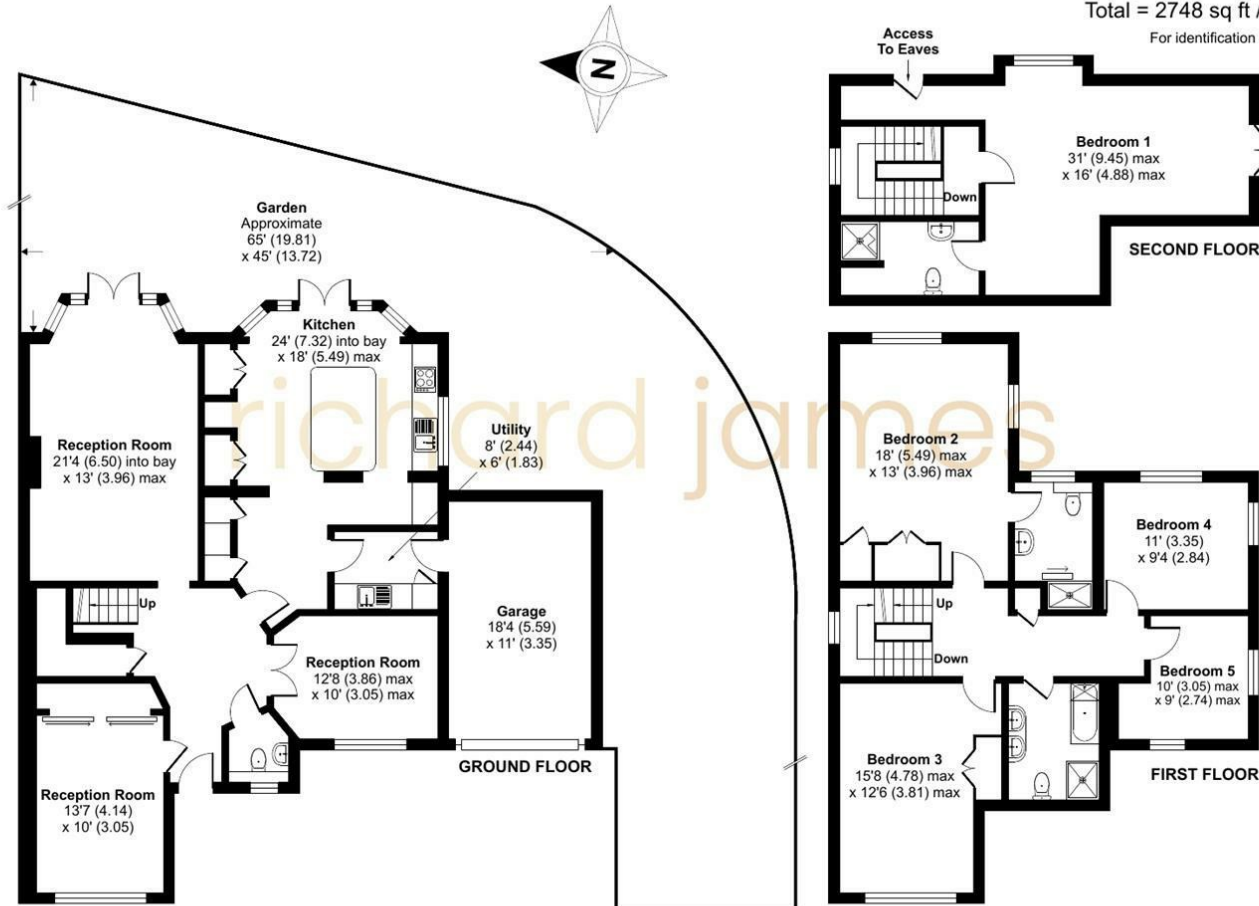
## Important Information

- **Price:** £1,500,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</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 = 2546 sq ft / 236.5 sq m  
 Garage = 202 sq ft / 18.8 sq m  
 Total = 2748 sq ft / 255.3 sq m

For identification only - Not to scale



**RICS Certified Property Measurer**  
 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: 1068531

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

