



**35 Byron Road, Mill Hill, NW7 4AH**

**£1,375,000**

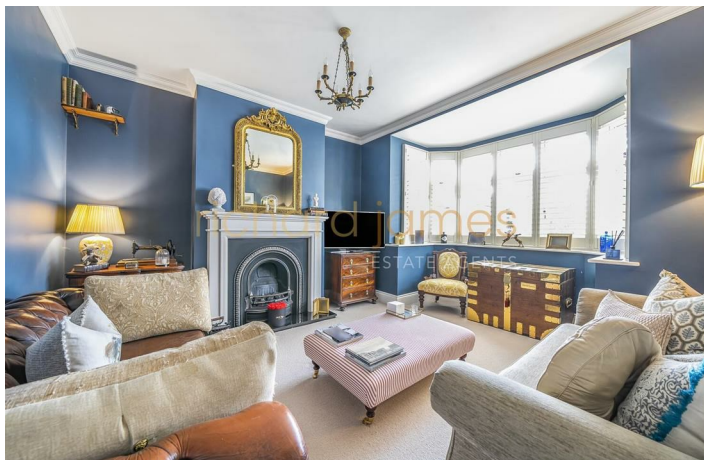
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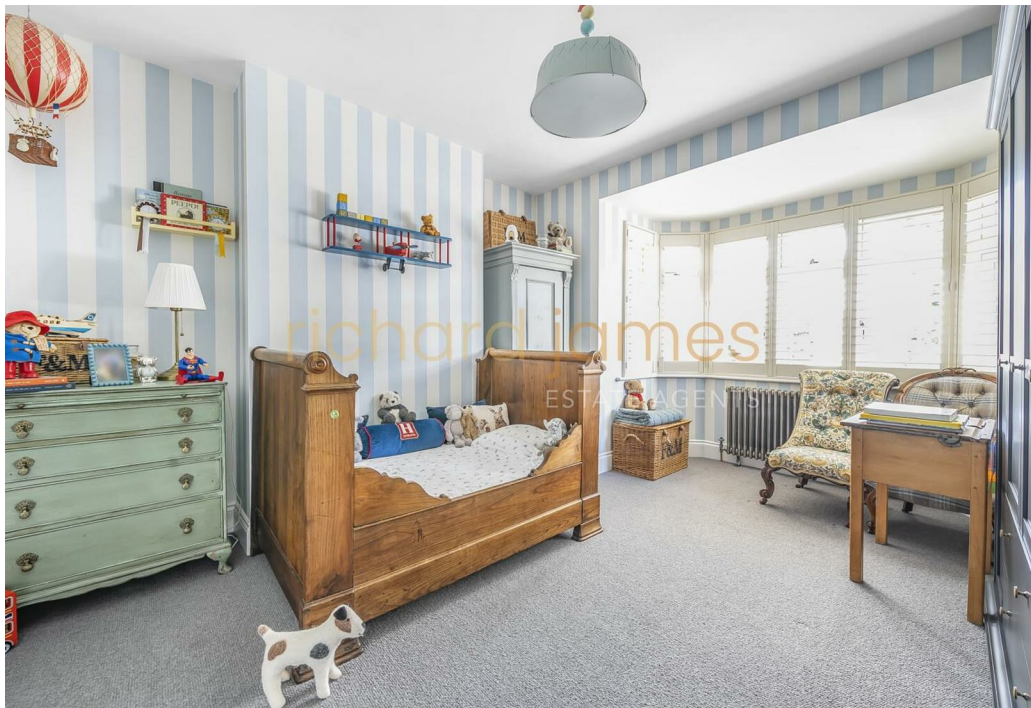












## Property Description

An immaculately presented family home having been skilfully and sympathetically extended and refurbished by the current owners set in the heart of Poets Corner.

Arranged over three floors, 2158 sq ft/200.4 sq m the house features a stunning Kitchen/Reception/Diner leading on to a wonderful landscaped rear garden. The accommodation includes Four/Five Bedrooms, Three Bathrooms (2 en-suite), Two Reception Rooms, Utility Room and guest Wc.

Externally there is off street parking and the aforementioned Garden which extends to approximately 50'.

Byron Road is within approximately 1/3 of a mile of Mill Hill Broadway and sits close to Mill Hill Park, Arrandene open space and a number of very popular schools in both state and private sectors.

Council Tax Band E

Sole Agent

## Key Features

- FOUR/FIVE BEDROOMS
- STUNNING KITCHEN/RECEPTION/DINER
- PLAYROOM
- GUEST WC
- LANDSCAPED REAR GARDEN
- THREE BATHROOMS (2 EN-SUITE)
- TV/FAMILY ROOM
- UTILITY ROOM
- OFF STREET PARKING
- CLOSE TO PARK, SHOPS AND TRANSPORT

## Important Information

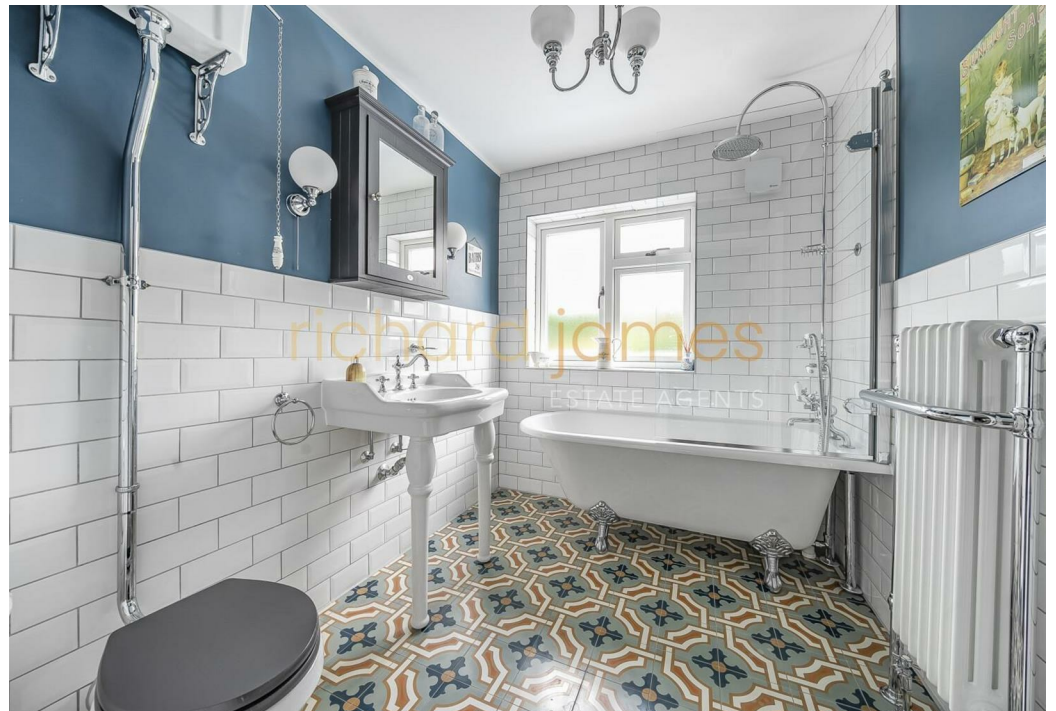
- **Price:** £1,375,000
- **Tenure:**
- **Council Tax Band:** E
- **EPC:** E
- **Locaton:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









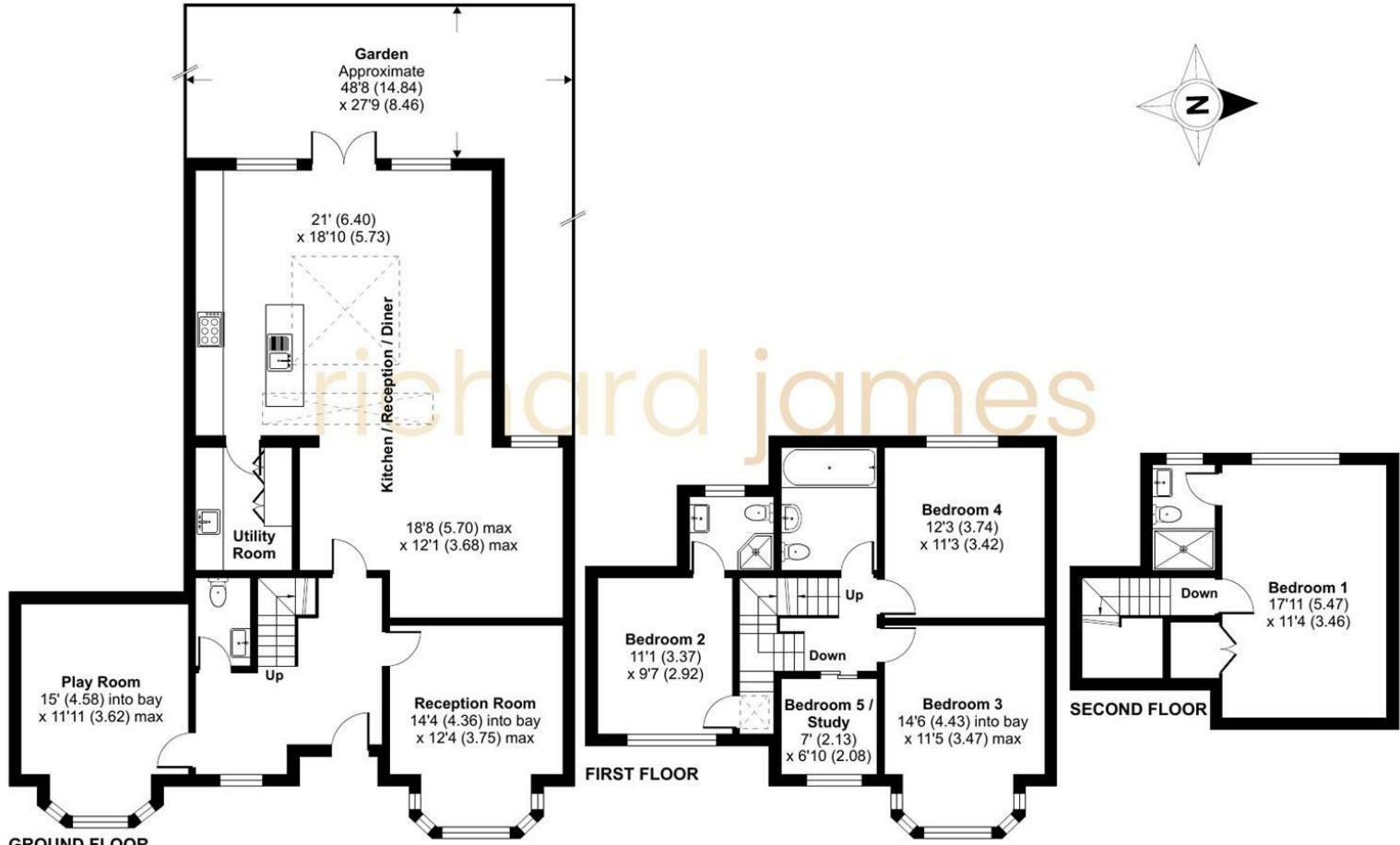






Approximate Area = 2158 sq ft / 200.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1161568

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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