



**30 Lyndhurst Avenue, Mill Hill, NW7 2AB**

**£999,950**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A handsome detached family home which has been in the same ownership for the last 42 years.

The house is arranged over two floors, approximately 2076 sq ft/192.8 and features well proportioned rooms with generous ceiling heights and a beautiful Garden.

There is ample scope to extend the house, if necessary subject to the usual necessary consents. Currently there are Five Bedrooms, Family Bathroom, Kitchen/Diner, Two Reception Rooms, Shower/Guest Wc and Utility Room. The house further benefits from a large convertible loft (STPP).

Lyndhurst Avenue is very well placed for popular local schools in both the state and private sectors. Local shopping, parkland, places of worship, transport links including Thameslink Station are all also within close proximity.

Council tax band G

Sole Agent

## Key Features

- DETACHED FAMILY HOME
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- WITHIN EASY REACH OF THE BROADWAY
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- APPROX 85' X 62'7 (WIDEST POINT) REAR GARDEN
- GARAGE/WORKSHOP
- ADJACENT TO LYNDHURST PARK

## Important Information

- **Price:** £999,950
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** E
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC











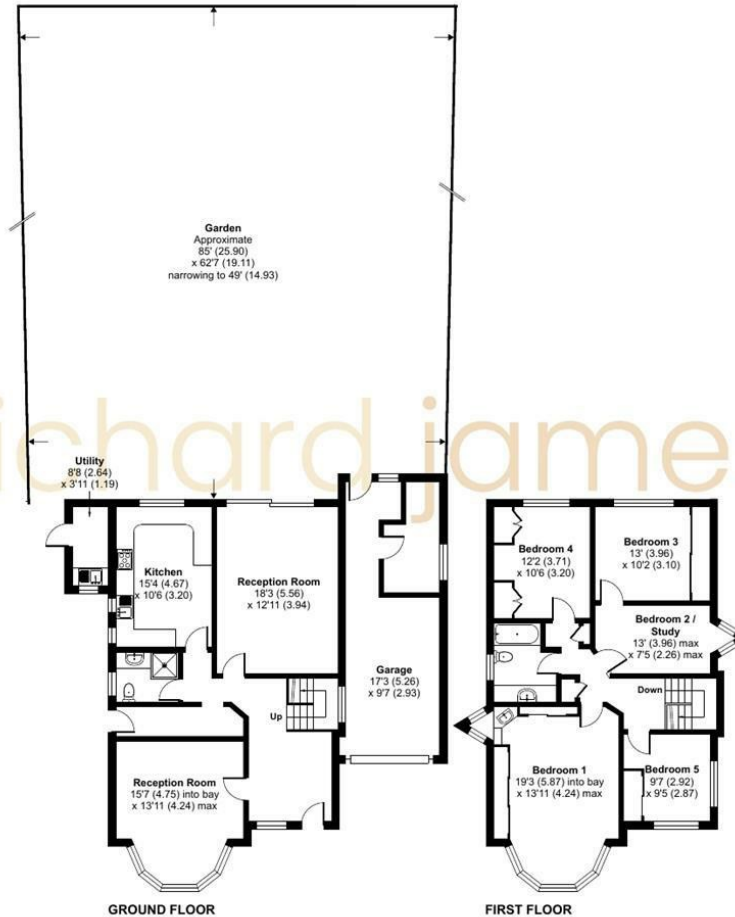






Approximate Area = 1769 sq ft / 164.3 sq m  
Garage = 307 sq ft / 28.5 sq m  
Outbuilding = 34 sq ft / 3.2 sq m  
Total = 2110 sq ft / 196 sq m

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1158282

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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