



12 Russell Grove, Mill Hill, NW7 3QX

£2,000,000

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Property Description

A rare opportunity to purchase this large double fronted Six Bedroom detached family home situated on one of Mill Hill's most sought after turnings, conveniently within approximately 0.4 of a mile of the amenities at Mill Hill Broadway, train station, bus and coach routes.

The house is arranged over 3 floors, 3279 sq ft/305 sq m and offers versatile accommodation on the ground floor to include Reception Room, Office, Dining/Snooker Room and Kitchen/Breakfast Room.

There are Four Bedrooms on the first floor all of which have en-suite Bathrooms. One of these is a self contained room on one side of the house, ideal for guests or as a home office. On the second floor are Two further large Bedrooms and another Bathroom.

Externally there is ample off street parking with electric car charging point already installed and a beautiful rear Garden which

Key Features

- DOUBLE FRONTED DETACHED FAMILY HOME
- FIVE BATHROOMS (4 EN-SUITE)
- VERSATILE LIVING AREAS
- GUEST WC
- OFF STREET PARKING
- SIX BEDROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- APPROX 100' SOUTHERLY FACING GARDEN
- CLOSE TO SHOPS AND TRANSPORT

Important Information

- **Price:** £2,000,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London

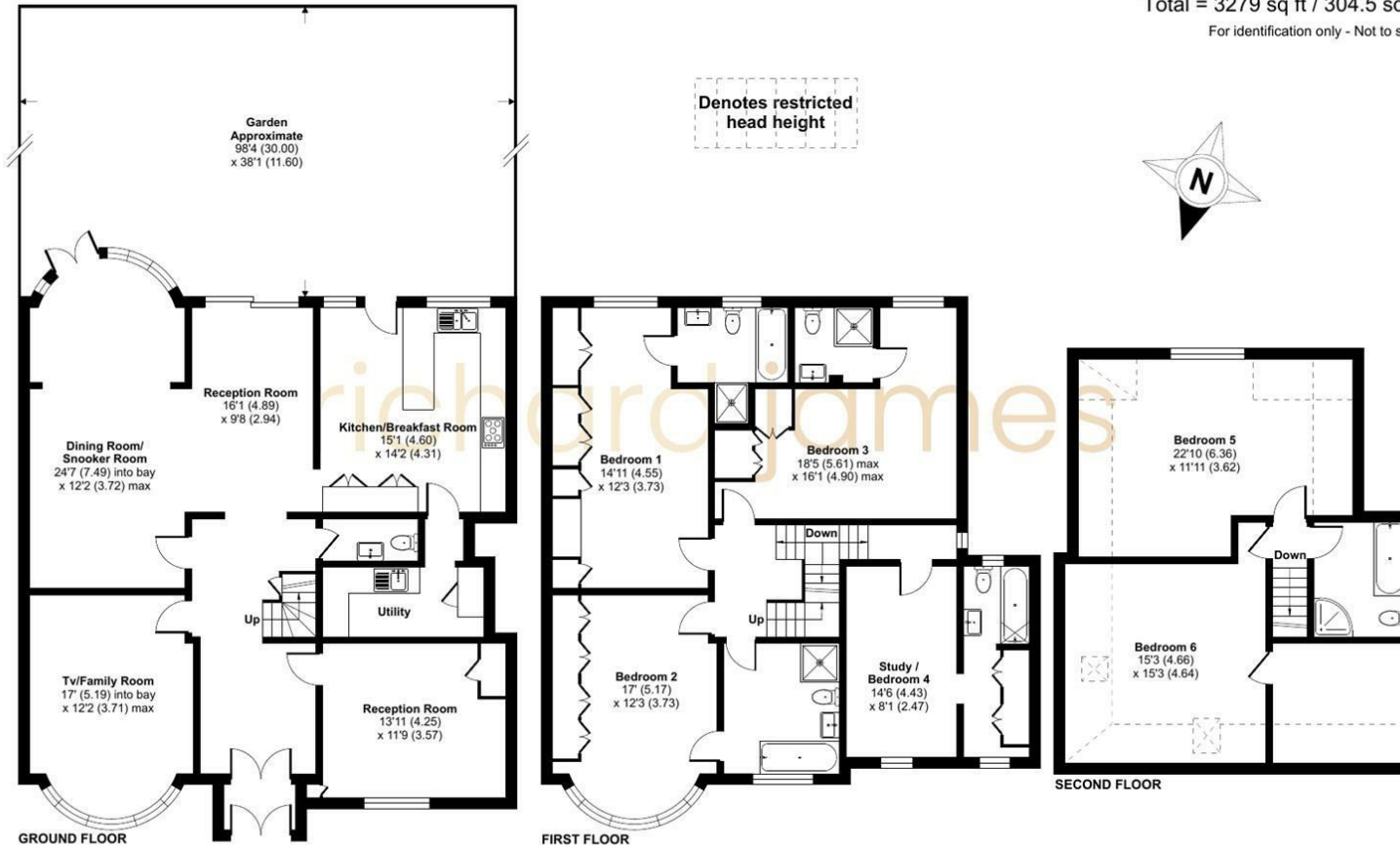
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate Area = 3062 sq ft / 284.4 sq m
 Limited Use Area(s) = 217 sq ft / 20.1 sq m
 Total = 3279 sq ft / 304.5 sq m
 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: 1160436

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.

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