



81 Marsh Lane, Mill Hill, NW7 4LE

£2,850,000

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Property Description

A large, 3815 sq ft / 354.3 sq m, double-fronted detached family home occupying a wide plot located on one of Mill Hill's most sought-after turnings within close proximity of the shopping and transport amenities at Mill Hill Broadway, including Thameslink Station.

Arranged over two floors, the accommodation includes a reception room, Dining room, tv/family room, office, Kitchen / Breakfast Room, Principal Suite including dressing room and en suite bathroom, four further Bedrooms, Three further bathrooms (two en suite) Utility Room and guest WC.

Externally there is an 86' landscaped rear Garden, which includes a patio area, off-street parking for several cars and a double integral garage.

Council tax band G

Joint Sole Agent



Key Features

- DETACHED DOUBLE FRONTED FAMILY HOUSE
- LANDSCAPED REAR GARDEN
- SOUGH AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- FOUR BATHROOMS (THREE EN SUITES)
- 3815 SQFT / 354.3 SQM
- OFF STREET PARKING FOR SEVERAL CARS
- INTEGRAL DOUBLE GARAGE
- FIVE BEDROOMS

Important Information

- **Price:** £2,850,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** London

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











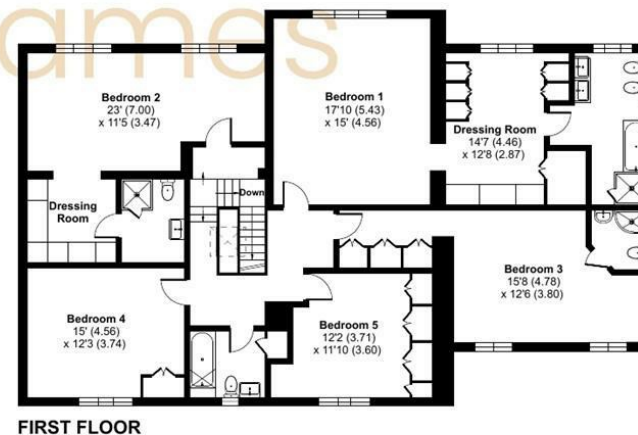
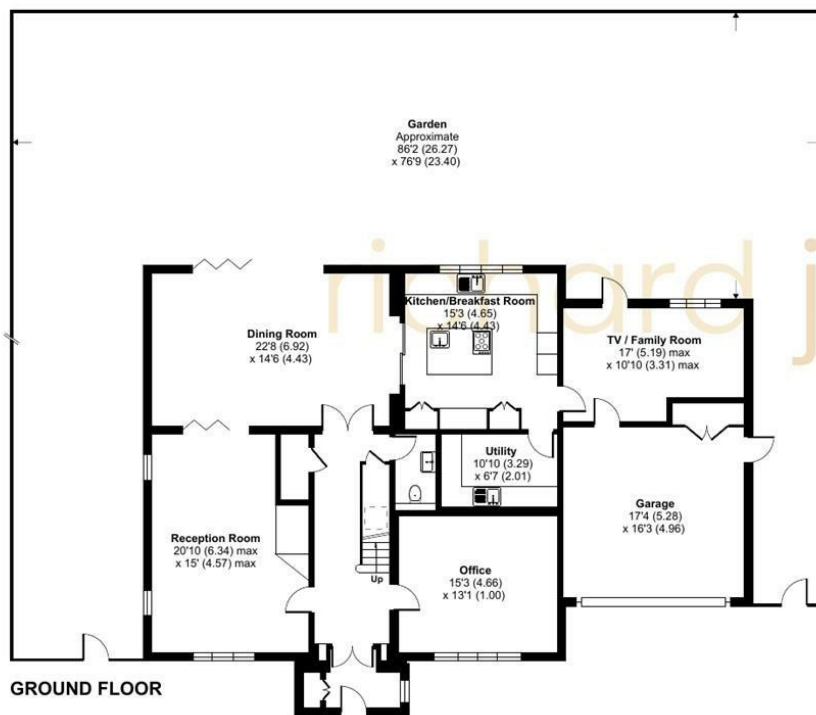


Approximate Area = 3533 sq ft / 328.2 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 3815 sq ft / 354.3 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). © nrichcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1177536

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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