



**93 The Reddings, Mill Hill, NW7 4JP**

**£825,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A rare opportunity to create your own masterpiece in one of Mill Hill's most sought after roads, off Lawrence Street and therefore within approximately 0.8 of a mile of Mill Hill Broadway.

Offered for sale with no upper chain, this three bedroom semi detached family home with a garage, is currently arranged over two floors only with potential to extend to the side, rear and loft (sttp) and create a substantial family home.

The Reddings is conveniently located close to popular local schools including Courtland, Mill Hill County and Etz Chaim. The amenities at Mill Hill Broadway including The Thameslink Station are within walking distance as are the open spaces of Mill Hill Park and Arrandene and various places of worship.

Council Tax Band F

Joint Sole Agent


## Key Features

- SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FITTED KITCHEN
- FAMILY BATHROOM
- GARAGE
- OFF STREET PARKING
- CHAIN FREE
- SCOPE FOR VARIOUS EXTENSIONS STPP
- CLOSE TO POPULAR LOCAL SCHOOLS INCLUDING COURTLAND AND MILL HILL COUNTY



## Important Information

- **Price:** £825,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(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 









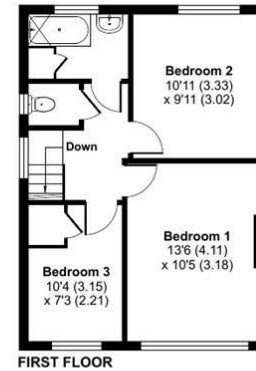
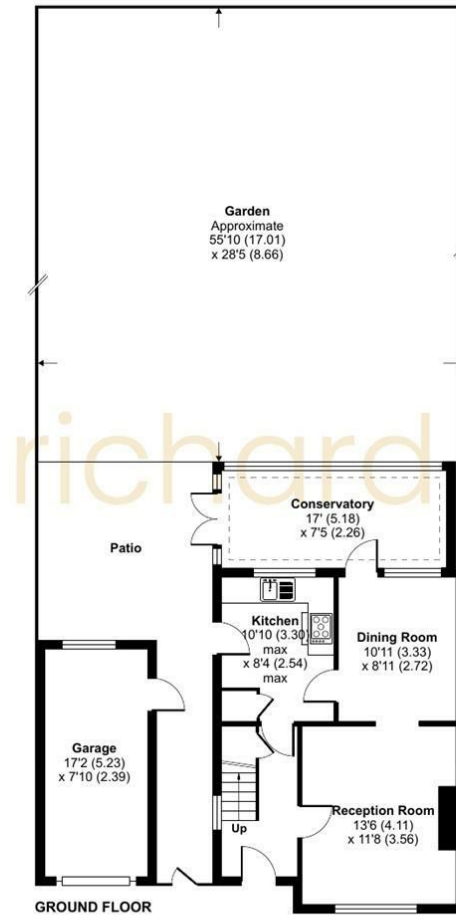








Approximate Area = 1004 sq ft / 93.2 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 1138 sq ft / 105.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1222077

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 obt ain 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 i n 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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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