



1 Winterstoke Gardens, Mill Hill, NW7 2RA

£3,250,000

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

Available for the first time since 1977, in this hidden gem of a location, is this handsome double fronted detached family home, built in 1912 and now offered for sale with no upper chain.

This fine home sits on a plot in excess of 1/3 acre and retains many endearing original features with great potential to extend if necessary and sold with the benefit of full planning.

Available for the first time since 1977, in this hidden gem of a location, is this handsome double fronted detached family home, built in 1912 and now offered for sale with no upper chain.

This fine home sits on a plot in excess of 1/3 acre and retains many endearing original features with great potential to extend if necessary and sold with the benefit of full planning.

Sole Agent

Key Features

- FIVE BEDROOMS
- DINING ROOM
- CONSERVATORY
- GUEST WC
- OFF STREET PARKING & GARAGE
- RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- OUTDOOR SWIMMING POOL
- PLANNING PERMISSION TO EXTEND

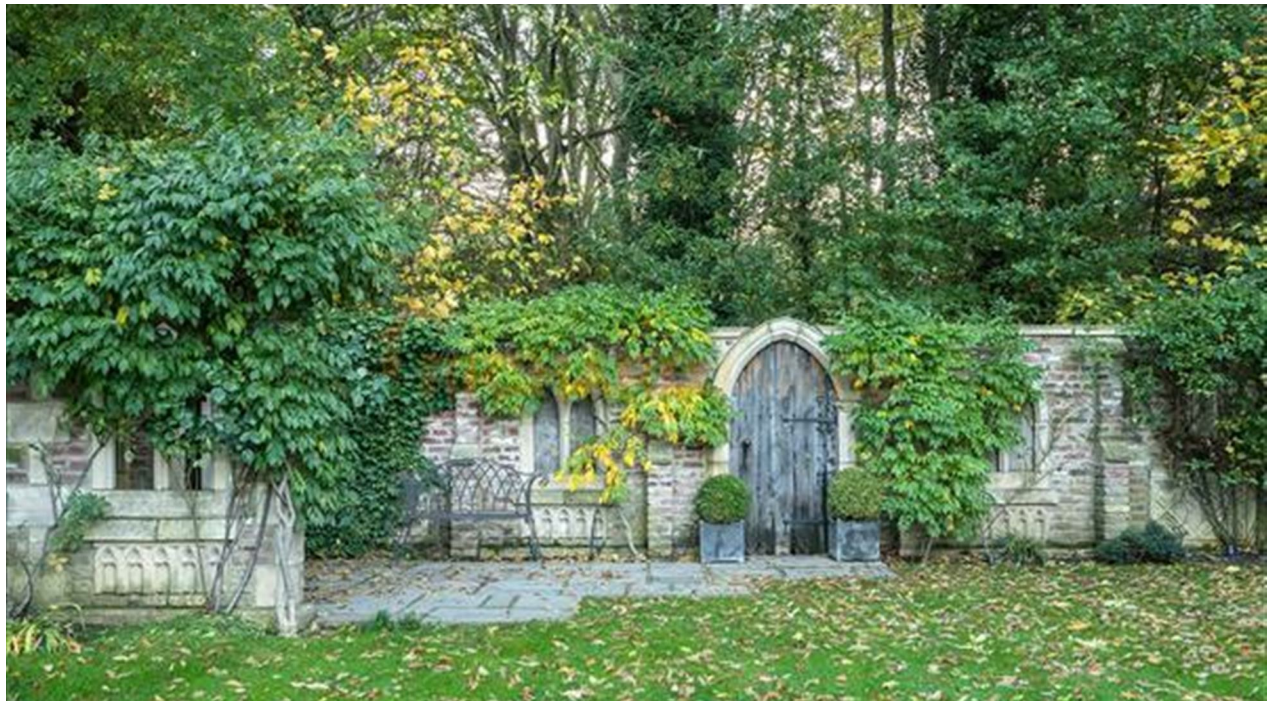
Important Information

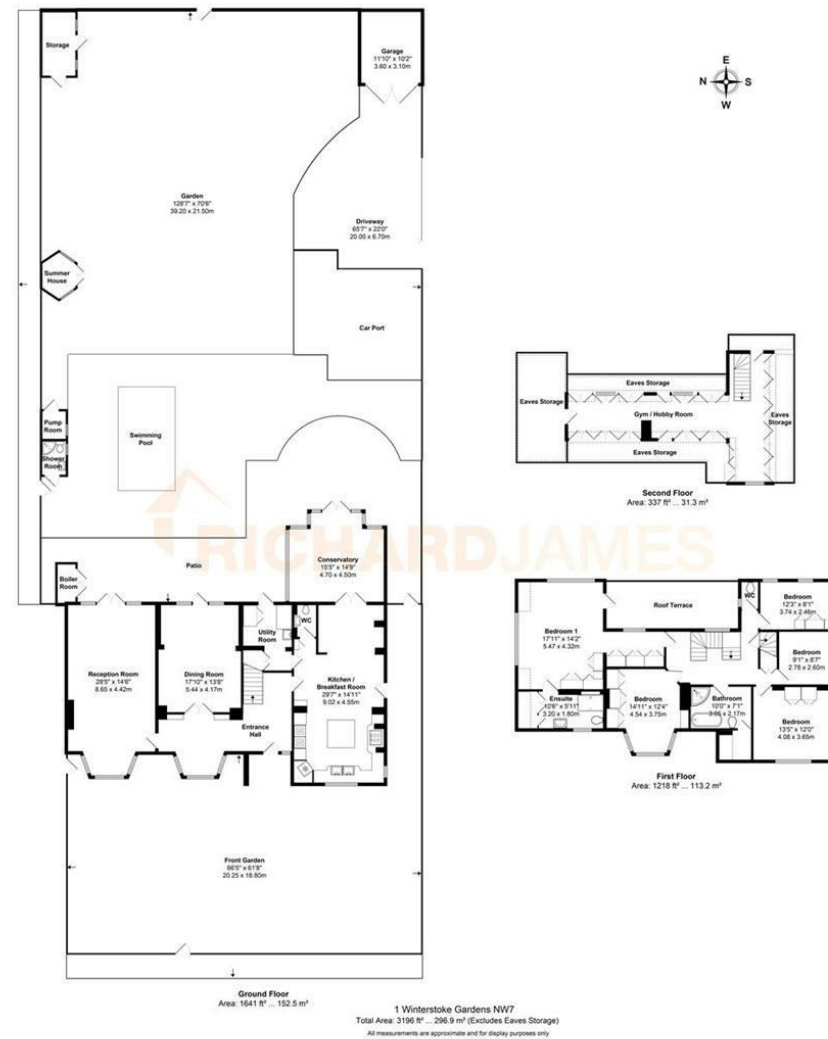
- **Price:** £3,250,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London

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









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.