



**43 Lawrence Gardens, Mill Hill, NW7 4JU**

**£1,300,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

An exceptionally well presented Four Bedroom, Two Bathroom, (1 en-suite) detached family house situated in a much sought after residential cul-de-sac just off Lawrence Street, close to popular local schools and approximately a mile from Mill Hill Broadway's excellent shopping facilities and Thames link Station.

The property is offered in excellent condition throughout and affords a wonderful Principal Bedroom Suite with En-suite Bathroom, Kitchen/Breakfast Room, Dining Room, Two further Reception rooms, Tv Room and guest Wc.

Externally there is a stunning secluded south west facing rear garden with lovely views towards the Abbey along with off street parking for two cars.

Council tax band G

Sole Agent



## Key Features

- DETACHED FAMILY HOME
- OFF STREET PARKING
- STUNNING VIEWS OF ST JOSEPHS COLLEGE FIELDS
- CLOSE TO LOCAL AMENITIES
- TWO BATHROOMS (ONE EN SUITE)
- SOUGHT AFTER CUL DE SAC LOCATION
- LANDSCAPED REAR GARDEN
- GUEST WC
- FOUR BEDROOMS
- THREE RECEPTION ROOMS

## Important Information

- **Price:** £1,300,000
- **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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
EU Directive 2002/91/EC		







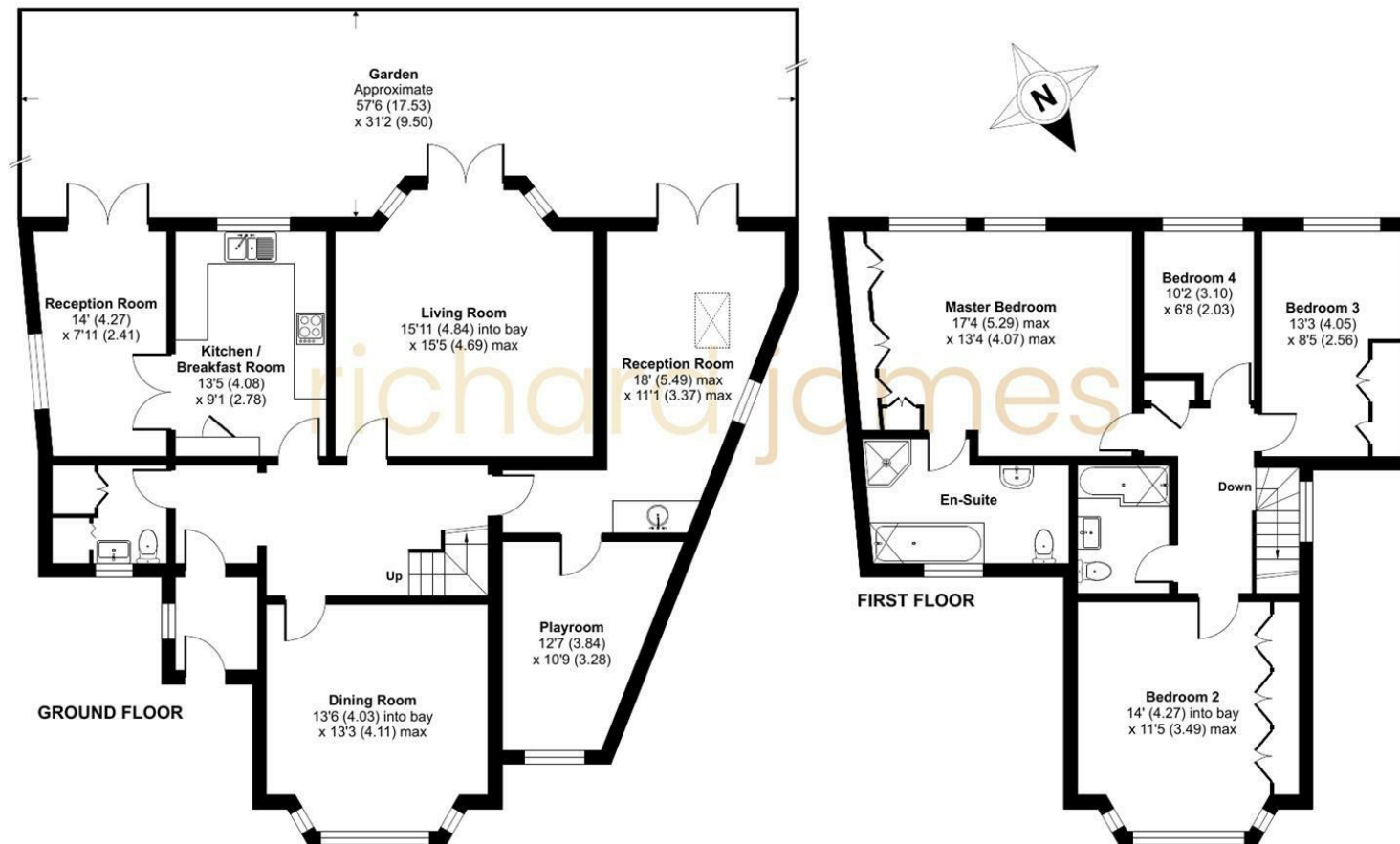






Approximate Area= 1988 sq ft / 184.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1160797

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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