



**19 Goodwyn Avenue, Mill Hill, NW7 3RJ**

**£499,950**

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james**  
ESTATE AGENTS

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## Property Description

A rare opportunity to purchase this ground floor flat which occupies the ground floor of a semi detached house within a stone's throw of The Broadway.

The accommodation is arranged over 831 sq ft/77.2 sq m and provides versatile living space currently arranged to provide Bedroom, fully fitted Kitchen, Reception/Dining Room, Bathroom and guest Wc.

The apartment is sold with the major benefits of the entire parking area and sole use of the south facing Garden which extends to approximately 78'.

There is ample scope to extend and reconfigure the accommodation if necessary.

Goodwyn Avenue is immediately adjacent to Mill Hill Broadway with its array of eateries and coffee shops, places of worship, supermarkets and Thameslink Station.

Council Tax Band D

Sole Agent

## Key Features

- GROUND FLOOR APARTMENT
- KITCHEN
- BATHROOM
- OFF STREET PARKING FOR 2 CARS
- STONE'S THROW TO THE BROADWAY
- BEDROOM
- RECEPTION/DINING ROOM
- GUEST WC
- SOUTH FACING REAR GARDEN
- LONG LEASEHOLD INTEREST

## Important Information

- **Price:** £499,950
- **Tenure:** Leasehold
- **Council Tax Band:** D
- **EPC:** D
- **Locaton:** London

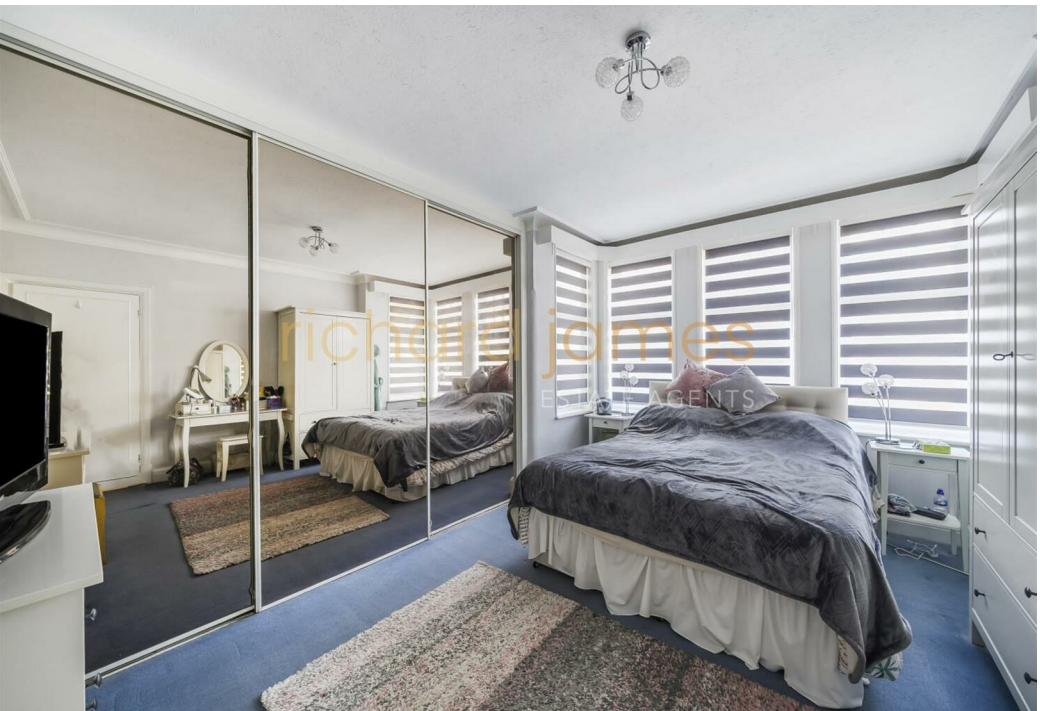
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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

78

64











Approximate Area = 831 sq ft / 77.2 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). © nchecon 2025. Produced for Richard James Estate Agents Ltd. REF: 1254228

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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