



2E Hankins Lane, NW7 3AE

£1,795,000

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Property Description

A large, 3371 sq ft/313.2 sq m, detached family home built circa 2006 by Messrs W E Black.

Arranged over 3 levels the house offers bright, versatile modern living to include Principal Bedroom with en-suite Dressing area and Bathroom, Four further Bedrooms, Three further Bathrooms (1 en-suite), Two Reception Rooms, large Kitchen/Diner, Utility Room and guest Wc.

The house is ideally located for popular local schools , including Courtland, Mill Hill County and The Mill Hill Foundation.

Amenities include pretty landscaped rear Garden, Terrace, off street parking, integral Garage and large storage areas.

Hankins Lane is well placed for various local amenity and offers easy access to the A1, M1 and A41. Places of worship, Golf Courses and open Parkland are also within close proximity.

Council tax band H

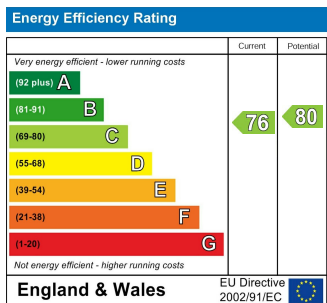
Sole Agent

Key Features

- DEATCHED FAMILY HOME
- 3371 SQ FT/313.2 SQ M
- PRINCIPAL BEDROOM SUITE
- FOUR FURTHER BEDROOMS
- THREE FURTHER BATHROOMS (1 EN-SUITE)
- LARGE KITCHEN/DINER
- TWO RECEPTION ROOMS
- OFF STREET PARKING & INTEGRAL GARAGE
- PRETTY REAR GARDEN
- CLOSE TO POPULAR LOCAL SCHOOLS

Important Information

- **Price:** £1,795,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** Mill Hill











Hankins Lane NW7
Total Gross Area : 3371 sq ft ... 313.2 sq m
Floor plans are for identification and guideline purposes only, not to scale.
Compliant RICS code of measuring practice

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 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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