



9 Eleanor Crescent, Mill Hill, NW7 1AH

£1,300,000

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Property Description

Nestled in this quiet road, in the heart of Mill Hill Village, is this detached house featuring a simply stunning Garden with southerly aspect and ample off street parking via driveway and double Garage.

The well presented accommodation comprises Three Bedrooms (air conditioned main), Two Bathrooms (1 en-suite), fully fitted Kitchen/Breakfast Room, large Reception/Dining Room, 2nd Reception/Tv/Room and guest Wc.

Whilst already over 2000 sq ft there is scope to extend STPP if necessary.

Eleanor Crescent is a truly magnificent location within easy reach of Central London by road, bus or train (Mill Hill East Northern Line) yet surrounded by open countryside of The Darlands Nature Reserve and Folly Brook. Finchley Nurseries and farm shop is within a stone's throw with Waitrose and Virgin Active Gym both within about 1/2 a mile.

Popular local schools in both state and private sectors are within an easy walk. These include St Vincent's Primary School and The Mill Hill Foundation.

Council Tax Band G

Sole Agent

Key Features

- DETACHED HOUSE
- TWO BATHROOMS (1 EN-SUITE)
- KITCHEN/BREAKFAST ROOM
- APPROX 95' STUNNING GARDEN WITH SOUTHERLY ASPECT
- AMPLE OFF STREET PARKING
- THREE BEDROOMS (MAIN WITH AIR CON)
- LARGE RECEPTION/DINING ROOM
- 2ND RECEPTION/TV ROOM
- DOUBLE GARAGE
- TRANQUIL ROAD IN HEART OF MILL HILL VILLAGE

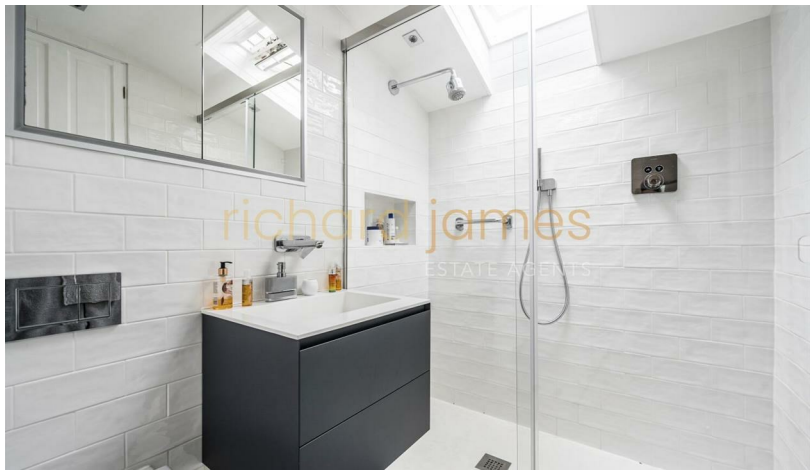
Important Information

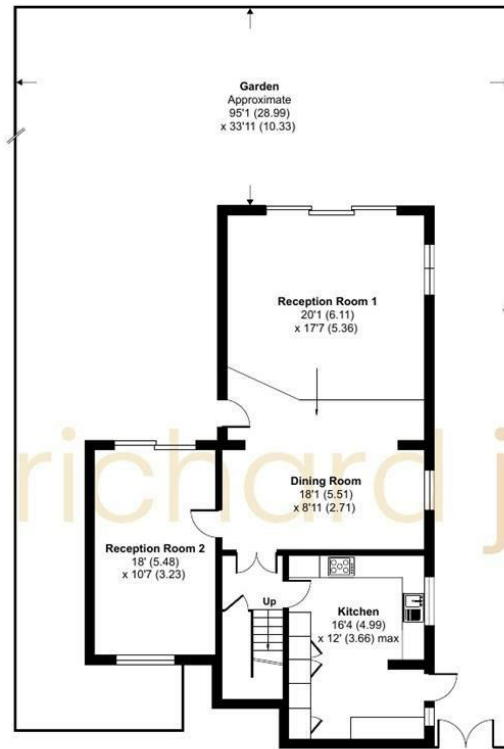
- **Price:** £1,300,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



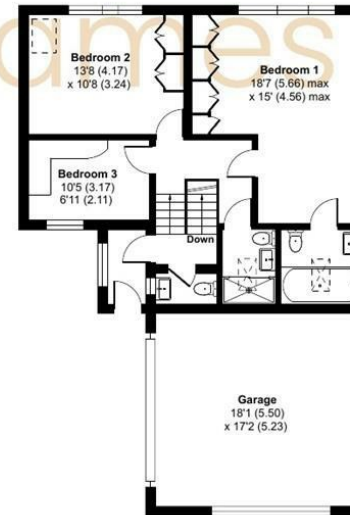






Approximate Area = 2030 sq ft / 188.5 sq m (including garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1306051

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.

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