



Hammers Lane, Mill Hill, NW7

£9,000 Per Calendar Month

**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

A magnificent Grade II listed Georgian Four Bedroom Detached family home originally built in 1786 and later remodelled (1930s) in part by the celebrated architect Berthold Lubetkin, located towards the summit of Hammers Lane giving wonderful views over London and within the boundary of Mill Hill Village.

The house offers bright and spacious accommodation includes a Kitchen/Breakfast Room, Drawing Room with wood burning Stove and both formal and informal entertaining areas with folding doors onto the Garden from both the Drawing Room and Dining Room.

Set in generous grounds of approximately 1.75 acres features include landscaped Garden with Treehouse, Tennis Court, Swimming Pool with retractable cover, Orchard and ample off street parking complete with EV charging point set behind electric Gates.

The local restaurants, cafés and shops on Mill Hill Broadway, Mill Hill Broadway Thameslink Station and the local bus station are also nearby. Several sought after schools are within close proximity including, Mill Hill School Belmont Prep, Grimsdell Pre Prep and International school as well as St Vincents' and St Pauls' Primary Schools.

Available now on an Unfurnished Basis.

Council Tax band H.

Sole Agent.

Key Features

- GRADE II LISTED DETACHED HOME
- THREE RECEPTION ROOMS
- FORMAL AND INFORMAL ENTERTAINING AREAS
- SWIMMING POOL
- AMPLE OFF STREET PARKING BEHIND ELECTRIC GATES
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- THREE BATHROOMS
- TENNIS COURT
- OUTSTANDING VIEWS OVER LONDON

Important Information

- **Council Tax Band:** H
- **EPC:** C
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

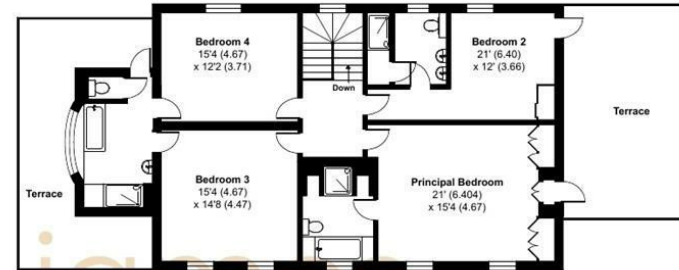




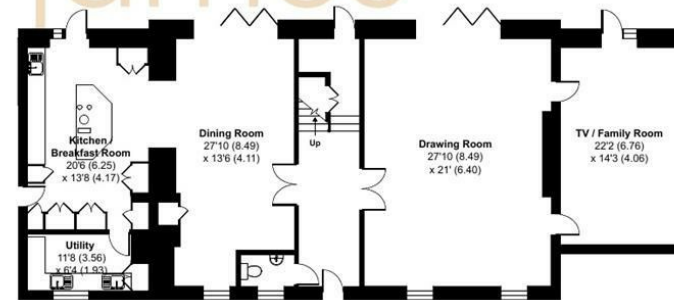




richard james



FIRST FLOOR



GROUND FLOOR



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: 1168374

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.

richard james
ESTATE AGENTS

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

richardjames.biz

