



45 Lawrence Avenue, Mill Hill, NW7 4NL

£1,850,000

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Property Description

An immaculately presented double fronted detached family home in one of Mill Hill's most sought after turnings within easy reach of the amenities of The Broadway.

The house has been extended and refurbished within the last 3 years and now provides bright and spacious family living over 3 levels, 2578 sq ft/239.5 sq m to include Principal Bedroom with stunning en-suite Bathroom, Four/Five further Bedrooms, Two further Bathrooms (1 en-suite), large Playroom/Den with high ceilings and feature window, Study, Storage Room, magnificent Kitchen/Living/Diner, Tv/Family Room, Utility Room and guest Wc.

Externally there is a landscaped rear Garden which faces south west and which benefits from a large Terrace, astro turf and air conditioned Gym with additional storage.

Lawrence Avenue is located close to the open spaces of Mill Hill Park and Arrandene. Popular local schools including Etz Chaim, Courtland and Mill Hill County are all within close proximity.

Council Tax Band F

Sole Agent

Key Features

- DOUBLE FRONTED DETACHED FAMILY HOME
- 2578 SQ FT/239.5 SQ M
- FIVE/SIX BEDROOMS
- THREE BATHROOMS (1 EN-SUITE)
- STUNNING KITCHEN/LIVING/DINER
- LARGE PLAYROOM/DEN
- AIR CONDITIONED HOME GYM
- SOUTH WESTERLY FACING REAR GARDEN
- OFF STREET PARKING
- CLOSE TO SHOPS AND TRANSPORT

Important Information

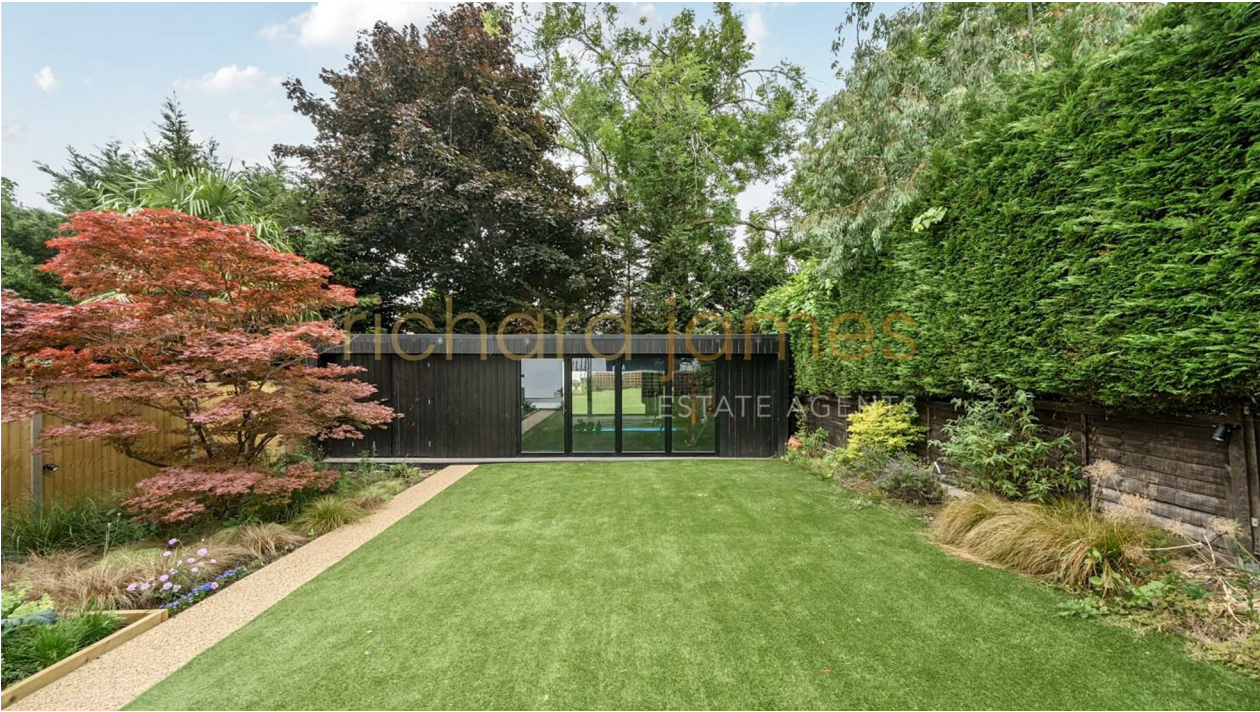
- **Price:** £1,850,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



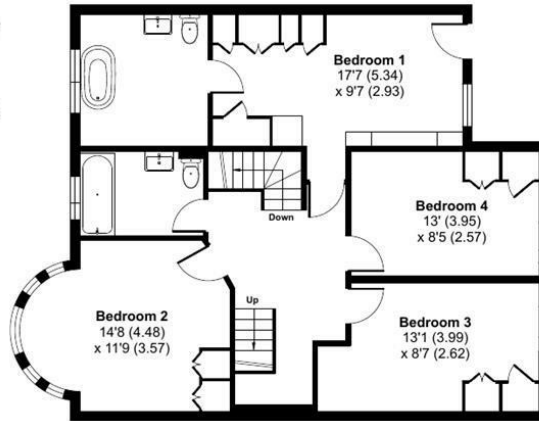
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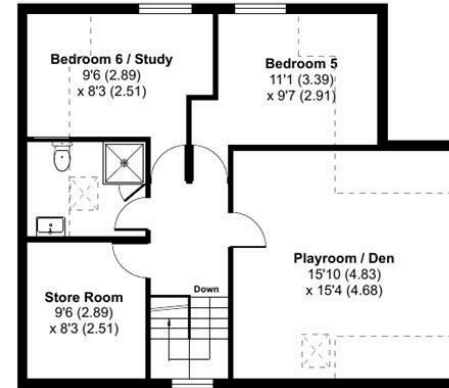


Approximate Area = 2578 sq ft / 239.5 sq m (including limited use area)

For identification only - Not to scale

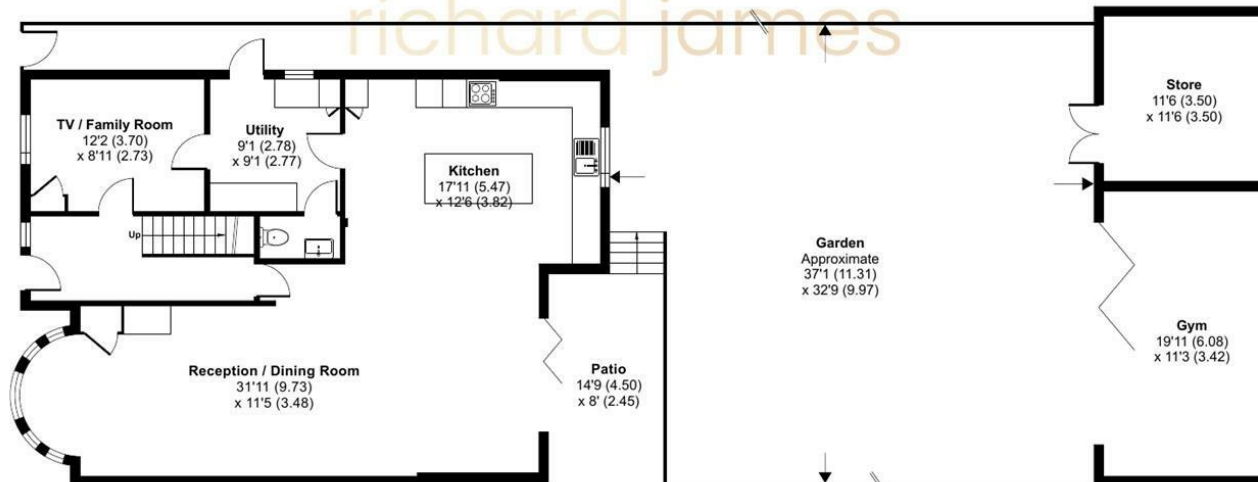


FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1310234

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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