



2 Derwent Avenue, Mill Hill, NW7 3DZ

£1,000,000

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ESTATE AGENTS

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Property Description

A stunning 2191 sq ft/203.5 sq m, semi detached family home conveniently located in this popular turning within a few hundred yards of Mathilda Marks Kennedy School and within approximately 1/4 of a mile of Mill Hill Broadway with its excellent local shopping facilities and mainline station.

Having been the subject of a comprehensive extension and refurbishment programme in the last few years the house now offers bright, well planned, accommodation over 3 floors to include a Master Bedroom suite with en-suite Shower Room, Four further Bedrooms, Two further Bathrooms (1 en-suite) large Kitchen/Breakfast/Family Room with bi-fold doors, Two further Reception Rooms, large Utility Room and guest WC.

Externally there is a west facing landscaped rear garden and off street parking for 2 cars.

Council Tax Band G

Sole Agent

Key Features

- RECENTLY REFURBISHED AND EXTENDED
- THREE BATHROOMS (2-EN-SUITE)
- TWO FURTHER RECEPTION ROOMS
- GUEST WC
- WITHING 0.5 MILE OF MILL HILL BROADWAY
- FIVE BEDROOMS
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- UTILITY ROOM
- OFF STREET PARKING FOR TWO CARS
- CATCHMENT FOR MATHILDA MARKS KENNEDY SCHOOL.

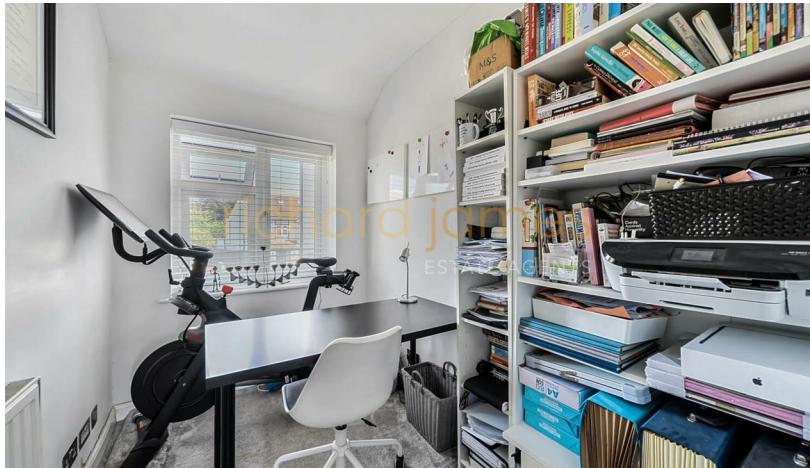
Important Information

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

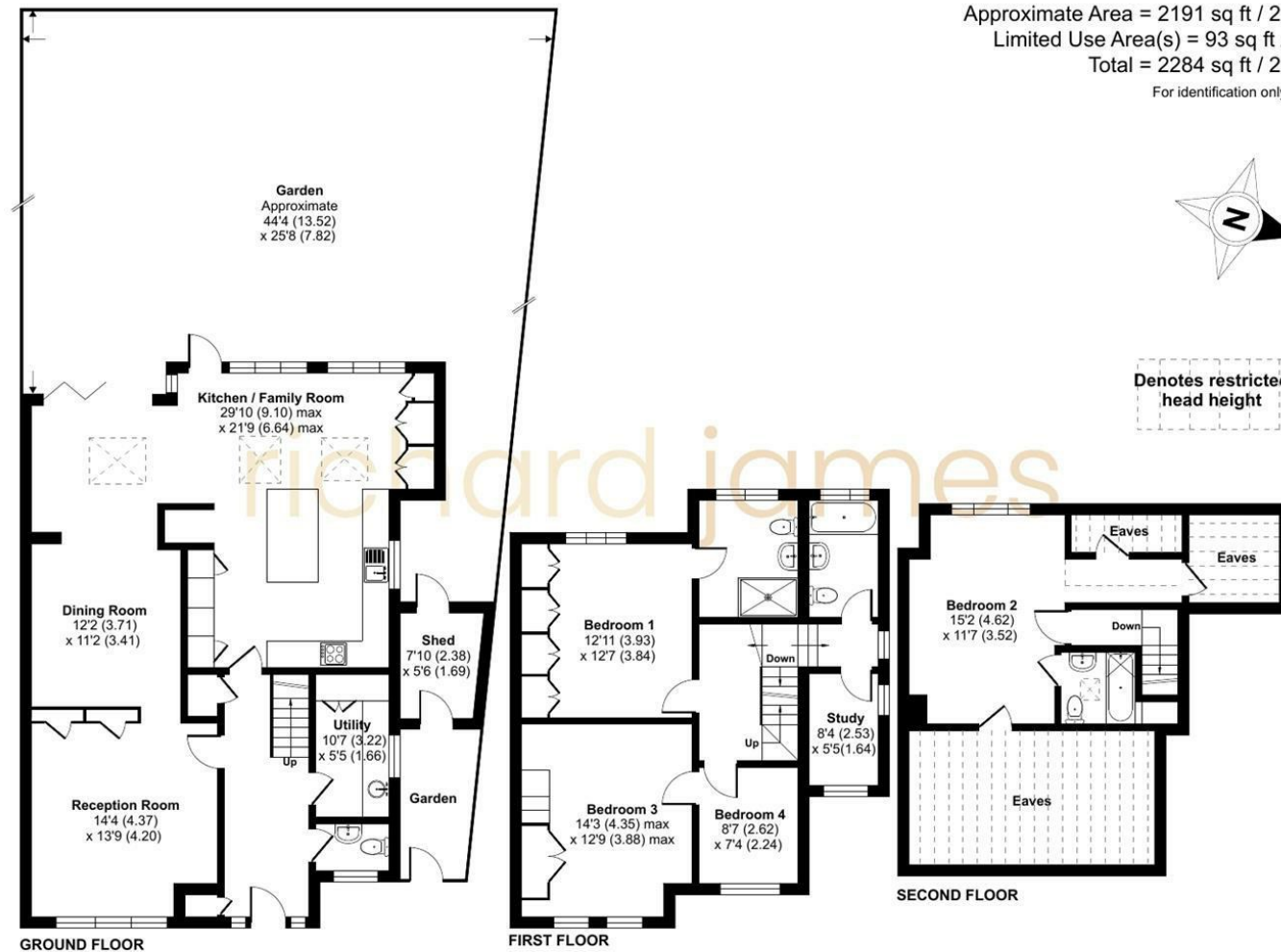
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate Area = 2191 sq ft / 203.5 sq m
 Limited Use Area(s) = 93 sq ft / 8.6 sq m
 Total = 2284 sq ft / 212.1 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). © ncthem 2025. Produced for Richard James Estate Agents Ltd. REF: 1316996

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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