



**13 Lawrence Street, Mill Hill, NW7 4JJ**

**£849,950**

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james**  
ESTATE AGENTS

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## Property Description

A recently refurbished Three bedroom semi-detached family home overlooking St Joseph's College fields and conveniently located approximately half a mile from Mill Hill Broadway's excellent shopping facilities and Thameslink Station and including places of worship, Marks and Spencer and multiple gymnasiums. Mill Hill Park, Arrandene open space and various Golf courses are within easy reach as are popular schools in both state and private sectors.

The accommodation is over 2 floors and includes a Kitchen, Double Reception Room, Three bedrooms and a family bathroom.

Externally there is off street parking, Garage and beautiful landscaped rear Garden.

There is significant potential for a double-storey side extension, a single-storey rear extension, and a loft conversion (subject to the necessary planning permissions)

## Key Features

- NEWLY REFURBISHED FAMILY HOME
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING
- SCOPE FOR VARIOUS EXTENSIONS STPP
- THREE BEDROOMS
- GARAGE
- WALKING DISTANCE TO MILL HILL BROADWAY
- CHAIN FREE

## Important Information

- **Price:** £849,950
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** London

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 69                                                                                                            | 75        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

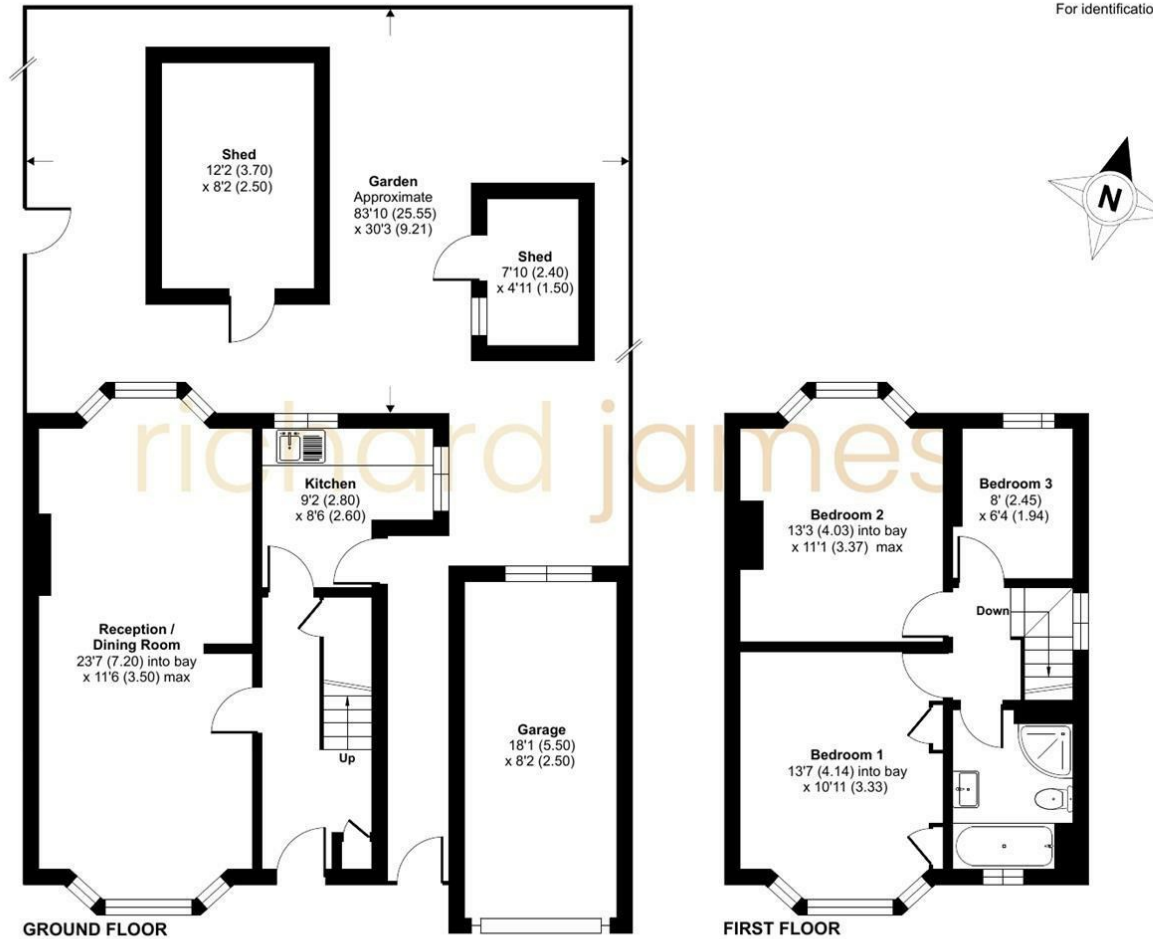






Approximate Area = 900 sq ft / 91.9 sq m (excludes garage / outbuildings)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1364481

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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