



The Ridgeway, Mill Hill, NW7 1RP  
£1,350,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est. 1981

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Real Estates are delighted to offer for sale this character 6 BEDROOM DETACHED FAMILY HOME situated in the sought after Mill Hill Village, affording stunning views over Totteridge Valley to the rear.

The well presented accommodation, which is arranged over 3 floors, comprises a front aspect reception room, modern fitted kitchen with integrated appliances, open to a conservatory giving access to the rear garden, 2nd reception room, guest cloakroom and integral garage to the ground floor. The 1st floor provides 5 bedrooms and a family bathroom/wc and a further bedroom with walk-in wardrobe is located on the 2nd floor.

Externally, there is a paved patio with steps leading down to the nicely maintained garden, which is mainly laid to lawn with well stocked flower borders and mature trees. Decking area with a summerhouse is located at the end of the garden. To the front there is a driveway providing off street parking for several cars.





# The Ridgeway, London, NW7

Approximate Area = 1911 sq ft / 177.5 sq m

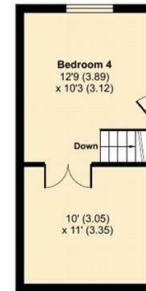
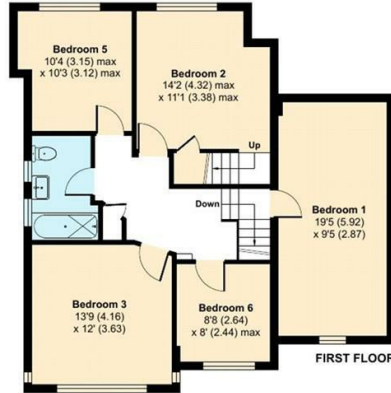
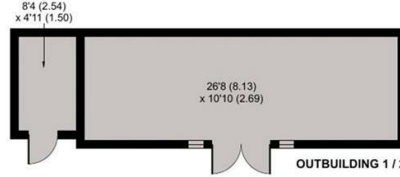
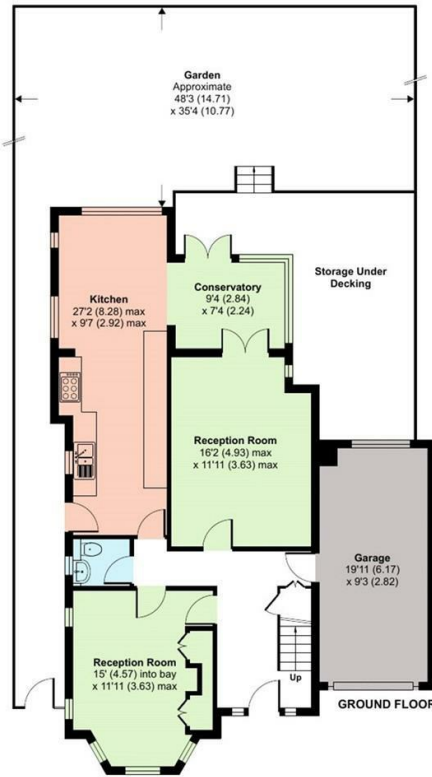
Garage = 184 sq ft / 17 sq m

Outbuilding = 275 sq ft / 25.5 sq m

Total = 2370 sq ft / 220 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		73
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	51	
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2023. Produced for Stations. REF: 970047

