

Edgeworth Crescent, Mill Hill, NW4 4HA  
Price Guide £2,850,000 Freehold Council Tax Band G

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A superb 5 BEDROOM 5 BATHROOM DETACHED family home arranged over 4 floors to provide superb living accommodation and an indoor swimming pool.

The lower ground floor comprises a study/bedroom with en suite shower room and indoor heated swimming pool with access to sunken terrace and garden. To the ground floor there is a guest cloakroom, beautifully fitted kitchen with Smeg appliances and marble flooring, open to the spacious reception area with access to terrace and steps down to garden.

The 1st floor provides 3 double bedrooms with en suite bathrooms and a further suite to the 2nd floor completes the accommodation.

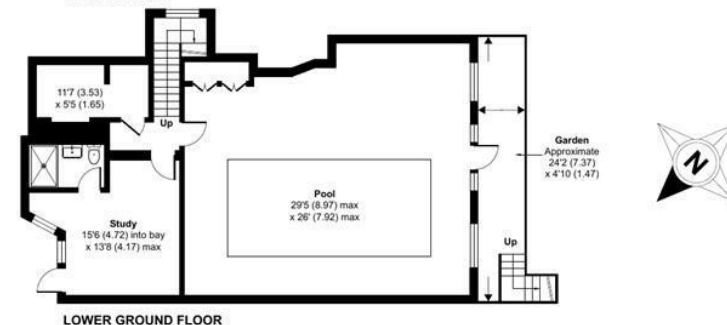
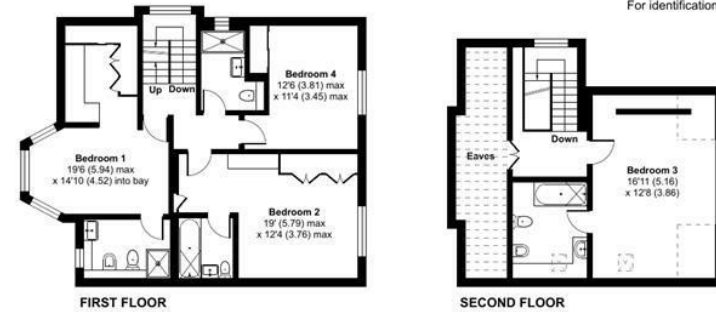
The rear garden is mainly laid to lawn and includes a summerhouse with power and light for use as home office/gym. Off street parking for 2 cars. Convenient for Hendon Central Northern Line tube station, Brent Cross shopping centre and easy access to the West End. Air conditioning. Bathrooms, kitchen and living room with under floor heating.

## Edgeworth Crescent, London, NW4

Approximate Area = 3361 sq ft / 312.2 sq m  
 Limited Use Area(s) = 166 sq ft / 15.4 sq m  
 Outbuilding = 189 sq ft / 17.5 sq m  
 Total = 3716 sq ft / 345.1 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-150kWh A	B	81	85
81-101kWh C	D		
66-80kWh E	F		
55-65kWh F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Real Estates. REF: 962961