



Abbey View, London NW7 4PB

WAYNE
& SILVER

Abbey View, London NW7 4PB

A handsome and imposing, detached house set back from the road behind a carriage driveway, located on this sought after and highly regarded cul-de-sac.

The house measures approximately 5,030 sq ft and offers well planned and flexible accommodation. The ground floor features a wonderfully bright 38' kitchen / reception room with sliding doors affording direct access to a large patio area, which is ideal for entertaining which in turn leads onto a superb, manicured rear garden with a play area and an above ground swimming pool. In addition, this floor offers a cinema room, study, gymnasium, entertaining area /reception room, garage and storage areas. Whilst the 1st floor benefits from 4 double bedrooms, all with en-suite facilities and a utility room.

The second and top floor are dedicated to the principal bedroom with one side devoted to a dressing room, leading through a luxurious bathroom, whilst the other side is for the sleeping area with stunning views over the Mill Hill countryside.

Abbey View is enviably set in an elevated position in Mill Hill Village with its highly regarded private and state school network, wonderful boutique shops and cafes and transport facilities provided by Mill Hill Station and Mill Hill East Station.



6



6



4

EPC

D

Guide price: £3,695,000

Tenure: Freehold

Local Authority: Barnet

Council Tax Band: G



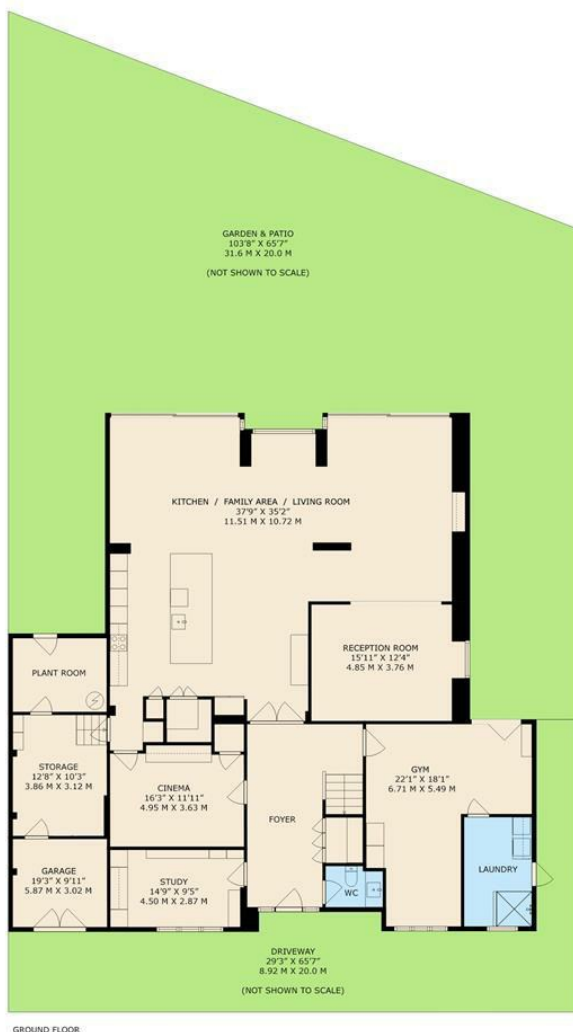












**WAYNE
& SILVER**

GROSS INTERNAL AREA: 5030 SQ. FT / 467 SQ. M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



41 Heath Street
Hampstead
London
NW3 6UA

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.