



Copthall Gardens, Mill Hill, NW7

£995,000

Located in a highly sought-after turning within walking distance of Mill Hill Broadway, this well-presented corner plot offers generous living space and fantastic potential.

The ground floor features an inviting entrance hallway, three reception rooms, a spacious kitchen/dining room, two conservatories, and a guest W/C. Upstairs, there are four well-proportioned bedrooms and a family bathroom.

Further benefits include a large wrap-around garden, excellent potential to extend (STPP), and proximity to outstanding local schools and Mill Hill Broadway Thameslink Station.

A rare opportunity to acquire a versatile family home in a prime location—early viewing is highly recommended! Sole Agent.

- LARGE CORNER PLOT
- WRAP AROUND GARDEN
- 3 RECEPTION ROOMS
- 4 BEDROOMS
- 2 BATHROOMS
- WALKING DISTANCE TO MILL HILL BROADWAY
- POTENTIAL TO EXTEND STPP

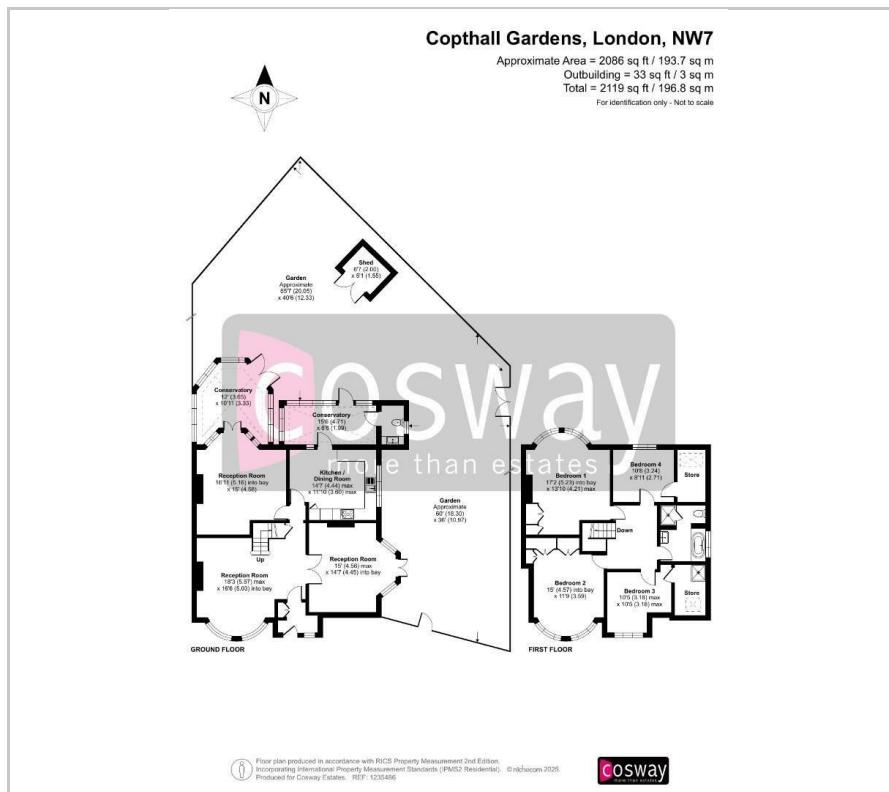
Viewing

Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| [92 plus] A | | | |
| [81-91] B | | | |
| [70-80] C | | 83 | |
| [55-68] D | | | |
| [39-54] E | | 64 | |
| [21-38] F | | | |
| [1-20] G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/81/EC | |
| Very environmentally friendly - lower CO ₂ emissions | | Current | |
| [92 plus] A | | | |
| [81-91] B | | | |
| [70-80] C | | | |
| [55-68] D | | | |
| [39-54] E | | | |
| [21-38] F | | | |
| [1-20] G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | EU Directive 2002/81/EC | |



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