



10 Glenmere Avenue, Mill Hill, NW7 2LU

£1,100,000

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Property Description

An immaculately presented double fronted family home located in this highly sought after part of Mill Hill. The house is arranged over three floors and is arranged to provide Four Bedrooms, Two Bathrooms, Two Formal Reception Rooms, Kitchen/Diner, Study/Playroom, Utility Room and Guest Wc.

Externally there is a delightful landscaped rear Garden, off street parking for two cars.

Glenmere Avenue is within approximately a mile of the numerous amenities at Mill Hill Broadway including the Thameslink Station, Marks and Spencer and Anytime Fitness Gym. The open spaces of Mill Hill Park and Arrandene are also within close proximity as are various highly regarded schools in both private and state sectors.

Council Tax Band F

Sole Agent

Key Features

- FAMILY HOME
- TWO BATHROOMS (ONE EN-SUITE)
- OPEN PLAN KITCHEN/DINING ROOM
- GUEST WC
- OFF STREET PARKING FOR TWO CARS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- STUDY/PLAYROOM
- CLOSE TO MILL HILL PARK & ARRANDENE OPEN SPACE

Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

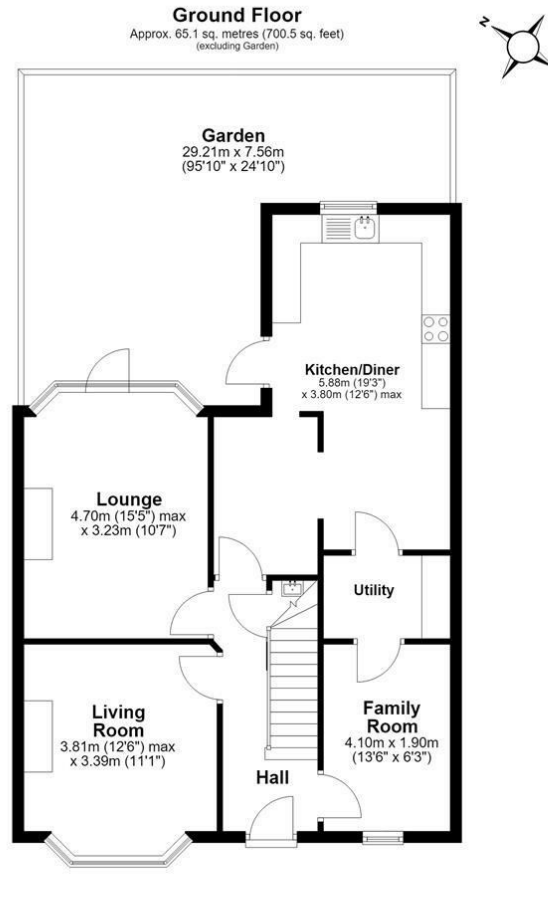


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Total area: approx. 129.0 sq. metres (1388.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Glenmere Avenue

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 will 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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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