



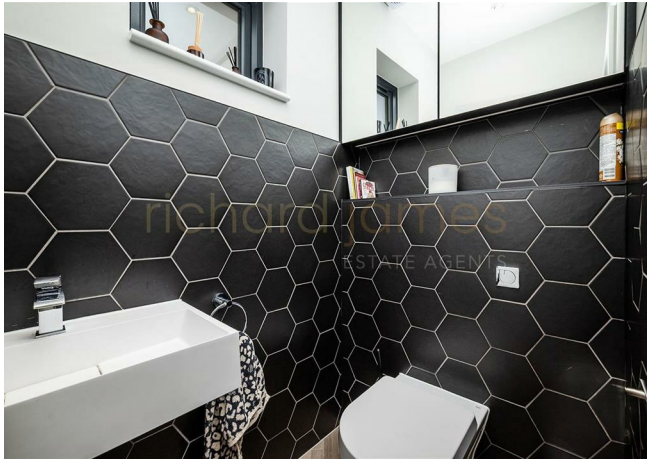
12 Lawrence Avenue, Mill Hill, NW7 4NN

£1,500,000

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ESTATE AGENTS

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Property Description

An immaculately presented double fronted family home in one of Mill Hill's most sought after turnings within easy reach of the amenities of The Broadway.

The house has been extended and refurbished within the last 3 years and now provides bright and spacious family living over 3 levels, 2330 sq ft/216 sq m to include Principal Bedroom with stunning en-suite Bathroom and a Dressing area, Four further double Bedrooms, Three further Bathrooms (2 en-suite), Playroom/Study, magnificent Kitchen/Living/Diner, Tv/Family Room, Utility Room and guest Wc.

Further benefits include underflooring heating to the ground floor and the bathrooms.

Externally there is a landscaped rear Garden which benefits from a large Terrace and off street parking for 3 cars.

Lawrence Avenue is located close to the open spaces of Mill Hill Park and Arrandene. Popular local schools including Etz Chaim, Courtland and Mill Hill County are all within close proximity.

Council Tax Band G

Sole Agent

Key Features

- BEAUTIFUL FAMILY HOME
- FIVE DOUBLE BEDROOMS
- FOUR BATHROOMS (THREE EN-SUITE)
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- UTILITY ROOM
- TV/FAMILY ROOM
- STUDY
- 2,330 SQ FT / 216.5 SQ M
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING

Important Information

- **Price:** £1,500,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









Lawrence Avenue NW7
Total Gross Internal Area: 2330 ft² ... 216.5 m²
All measurements are approximate and for identification purposes only. Not to scale.
Compliant with the RICS code of measuring practice.

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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