



**5 Shakespeare Road, Mill Hill, NW7 4BA**

**£900,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A rarely available, beautifully presented, detached family home in the sought after Poets Corner area of Mill Hill within approximately 1/4 of a mile of Mill Hill Broadway.

The accommodation includes Three Bedrooms, Two Bathrooms (1 en-suite), large Kitchen/Family Room and separate Dining Room (with Bi-fold doors onto Garden).

Externally there is off street parking, south facing rear garden which extends to approximately 60' and Outhouse suitable for a variety of use and currently used as a Home Office.

The house is well placed for various local schools including Etz Chaim Primary School and Goodwyn and the open spaces of Mill Hill Park and Arrandene.

## Key Features

- DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- SEPARATE DINING ROOM
- SOUTH FACING REAR GARDEN (WITH BI-FOLD DOORS)
- WITHIN APPROX 250 METRES OF ETZ CHAIM
- THREE BEDROOMS
- LARGE KITCHEN/FAMILY ROOM
- OFF STREET PARKING WITH 7KW EV CHARGER
- GARDEN OFFICE/GYM
- CLOSE TO MILL HILL PARK, BROADWAY AND THAMESLINK

## Important Information

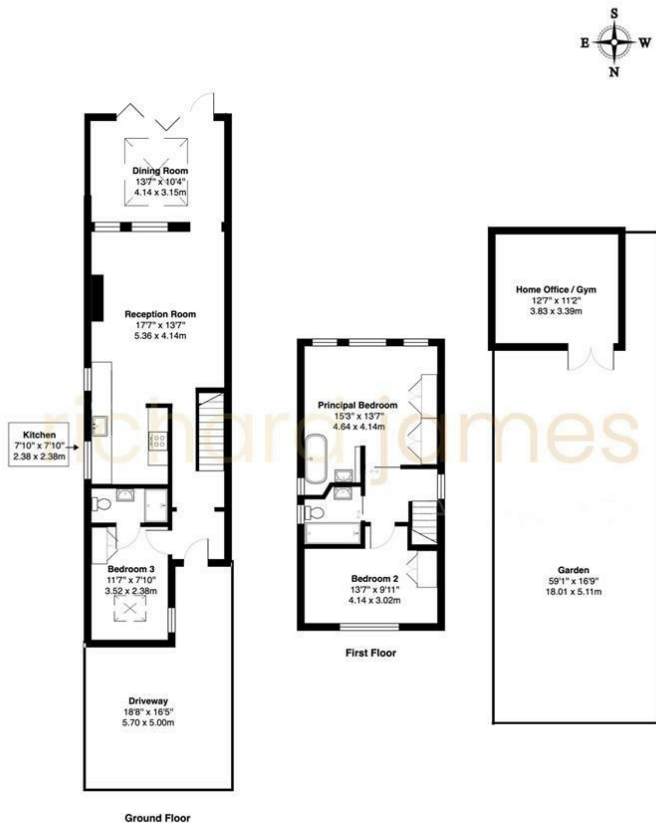
- **Price:** £900,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









Shakespeare Road NW7  
 Total Gross Area: 1066 sq ft ... 99.0 m<sup>2</sup> ( Excluding Home office / Gym )  
 Home Office / Gym : 139 sq ft ... 12.9 m<sup>2</sup>  
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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