



**104 Wise Lane, NW7 2RD**

**£2,250,000**

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)







## Property Description

Originally built in 1928 and standing on a generous plot of circa 1/3 acre is this pretty Arts and Crafts style, detached family home offering a wealth of character and which provides spacious living and entertaining accommodation. The house is predominately arranged over two levels although further scope exists to extend (STPP) should it be necessary.

The bright and spacious accommodation spread over 3234 sq ft/300.4 sq m, is currently arranged to provide Five Bedrooms, Three Bathrooms (2 en-suite), Kitchen/Breakfast Room, Two Reception Rooms, Study, Utility Room and guest Wc.

Situated in this semi-rural location, the property adjoins greenbelt countryside to two sides with direct access to Arrandene open space. Externally the rear garden is beautifully landscaped wrapping around the house, with generous terrace for outside entertaining. There is ample off street parking and a single Garage.

Wise Lane is a very sought after road within Mill Hill, with popular local schools being within the near vicinity. Mill Hill Park and

## Key Features

- FIVE BEDROOMS
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- TV/FAMILY ROOM
- UTILITY ROOM
- AMPLE OFF STREET PARKING AND GARAGE
- THREE BATHROOMS (2 EN-SUITE)
- LARGE LOUNGE/DINING ROOM
- STUDY/DRESSING ROOM
- GUEST WC
- STUNNING GARDENS BACKING ONTO GREENBELT LAND

## Important Information

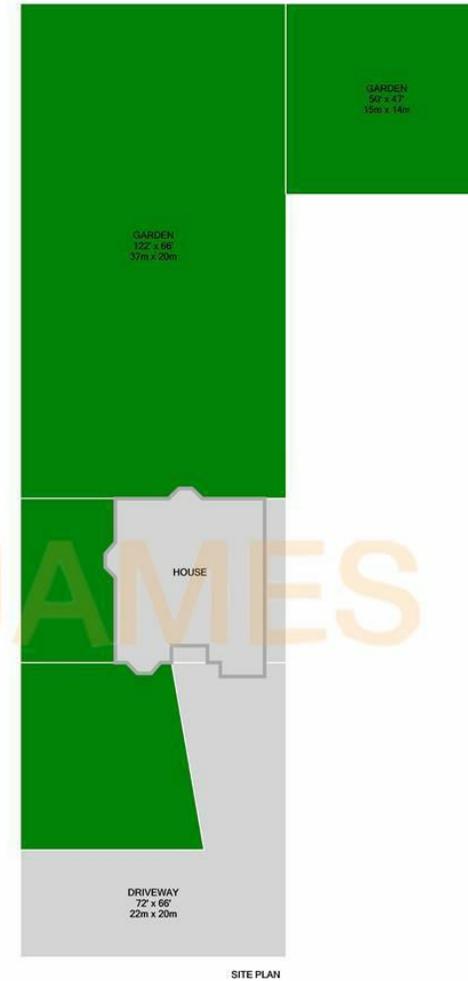
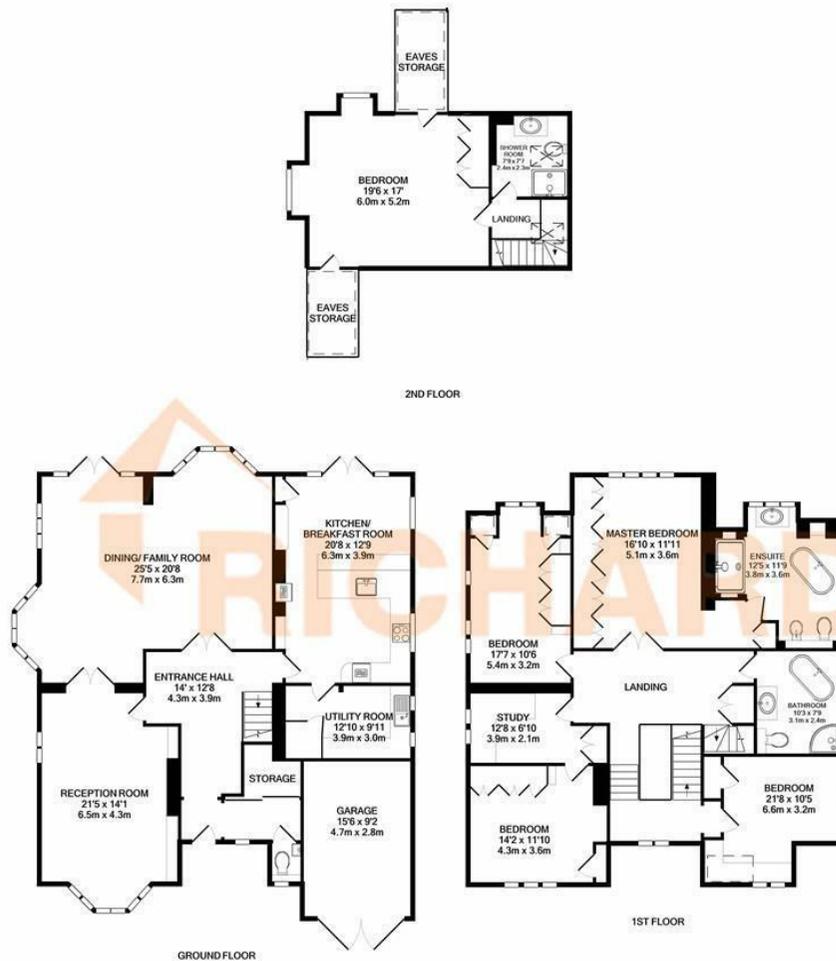
- **Price:** £2,250,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









WISE LANE NW7  
 TOTAL APPROX. FLOOR AREA 3234 SQ.FT. (300.4 SQ.M.)  
 (INCLUDES GARAGE, EXCLUDES EAVES STORAGE)  
 Floorplans are for identification and guidance purposes only, not to scale. Compliant with RICS  
 code of measuring practice. Floor plan supplied by CHA Chalk Limited.  
 Made with Metropix 02019

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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