

111 Wise Lane, NW7 2BD

£1,795,000

richard james
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz















Property Description

A rare opportunity to purchase a detached family home commanding a wide plot on one Mill Hill's most sought after roads.

Having been in the same family ownership for over 45years the house is now in need of modernisation and affords tremendous scope to extend if necessary and STPP.

The house is arranged over 2 floors, 2285 sq ft/212.3 sq m and comprises Four double Bedrooms, Two Bathrooms (1 en-suite Shower), double length Reception Room, Kitchen, Dining Room, Family Room, Utilities area and guest Wc.

Externally there is a magnificent south westerly facing rear Garden which extends beyond 90'/28 m, off street parking via carriage driveway and integral Garage complete with butler sink.

Wise Lane lies close to popular local schools in both state and private sectors. Mill Hill Park and Arrandene open space are within a stone's throw of the property and the amenities of Mill Hill Broadway are also within easy reach.

Council Tax Band G

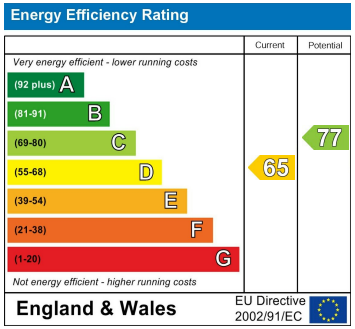
Sole Agent

Key Features

- DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- TWO FURTHER RECEPTION ROOM
- PARKING FOR 3/4 CARS VIA CARRIAGE DRIVEWAY
- SCOPE FOR VARIOUS EXTENSIONS STPP
- FOUR BEDROOMS
- DOUBLE LENGTH RECEPTION ROOM
- STUNNING SOUTH WESTERLEY FACING REAR GARDEN
- INTEGRAL GARAGE
- CLOSE TO PARK, OPEN SPACE AND VARIOUS SCHOOLS

Important Information

- **Price:** £1,795,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London




richard james
ESTATE AGENTS

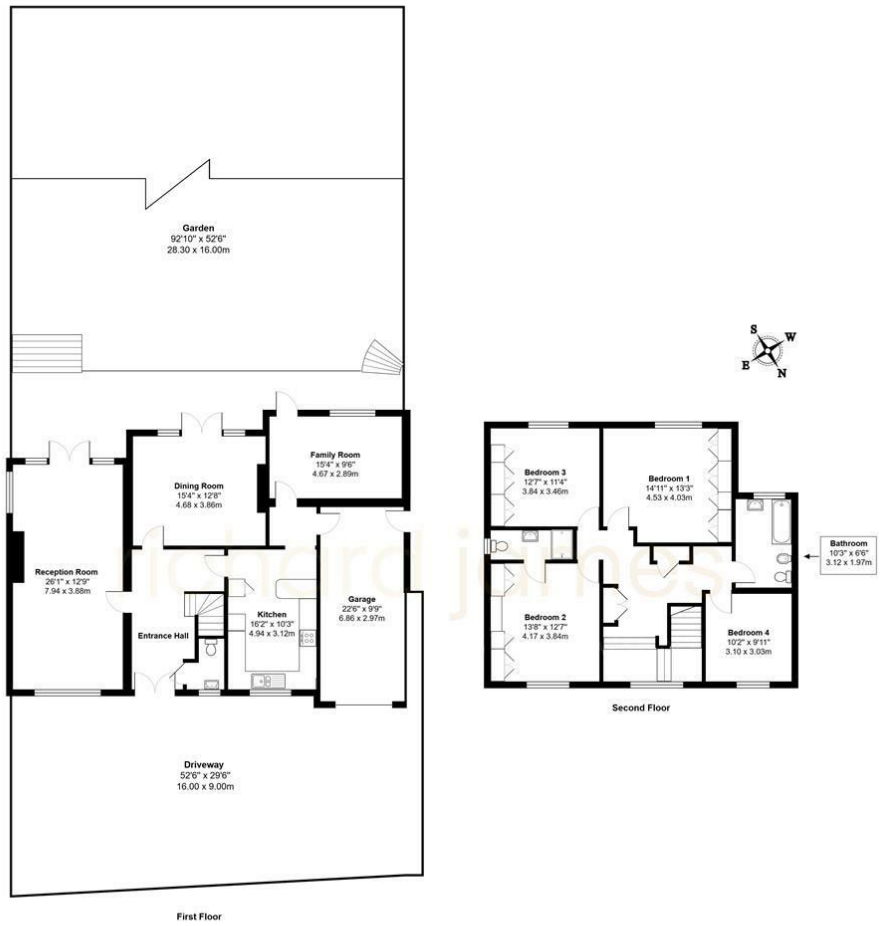









ESTATE AGENTS



Wise Lane NW7

Total Gross Area: 2285 ft² ... 212.3 m²

All measurements are approximate and for identification guideline 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 importanc e to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obt ain 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 i n 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 calc ulated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor bef ore submitting an offer to purchase.

richard james
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz