



**1 Hammers Lane, Mill Hill, NW7 4BY**

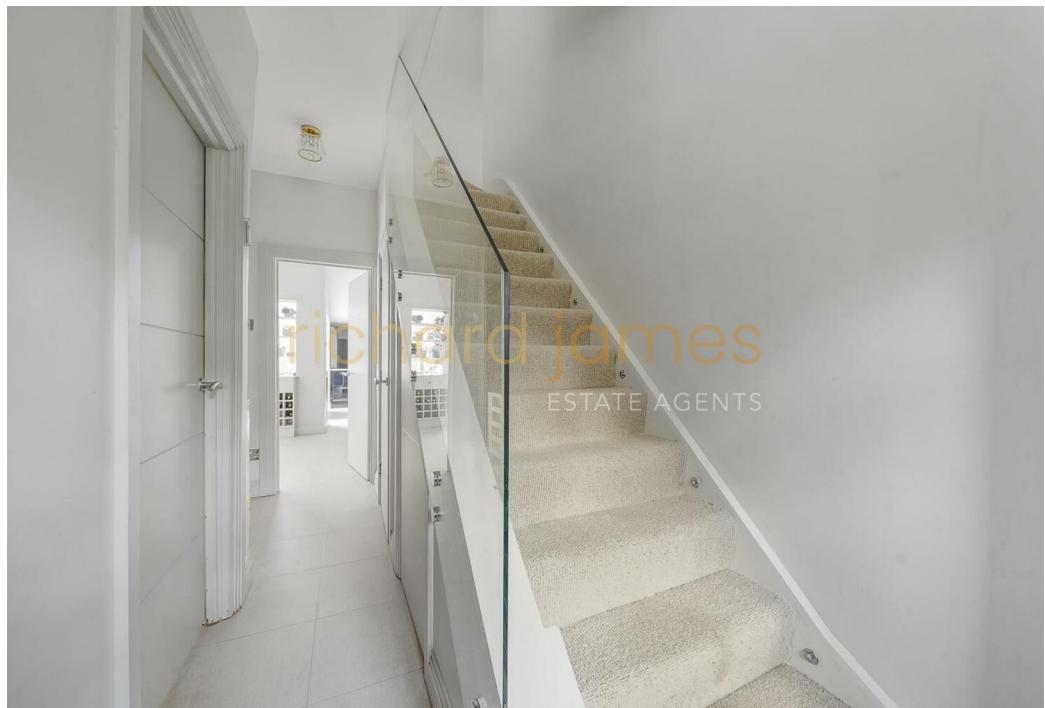
£950,000

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james

ESTATE AGENTS

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## Property Description

An immaculately presented and rarely available semi-detached home in this convenient location, opposite Mill Hill Park/Arrandene and within the catchment for Etz Chaim school and within a short walk of Mill Hill Broadway's multiple shops, restaurants and transport facilities, including Thameslink Station.

On the ground floor the property includes Two Reception Rooms, a fantastic Kitchen/Dining Room and a guest WC. On the first floor there is a wonderful Master Bedroom with an en-suite Shower Room, along with a second Bedroom with en-suite Bathroom (also accessible from the hall), stairs lead up to the second floor with a further Two Bedrooms and Bathroom.

The Kitchen/Diner features bi-fold doors leading onto a lovely 66' west facing rear Garden, with side access and a separate brick built Garden Office. There is private driveway with off street parking for 2 cars.

Council Tax Band E

Sole Agent

## Key Features

- SEMI DETACHED HOUSE
- THREE BATHROOMS (2 EN-SUITE)
- RECEPTION ROOM
- GARDEN MULTI PURPOSE ROOM
- OFF STREET PARKING
- FOUR BEDROOMS
- STUNNING KITCHEN/DINER
- GUEST WC
- 66' WEST FACING GARDEN
- CLOSE TO MILL HILL PARK & BROADWAY

## Important Information

- **Price:** £950,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Location:** London

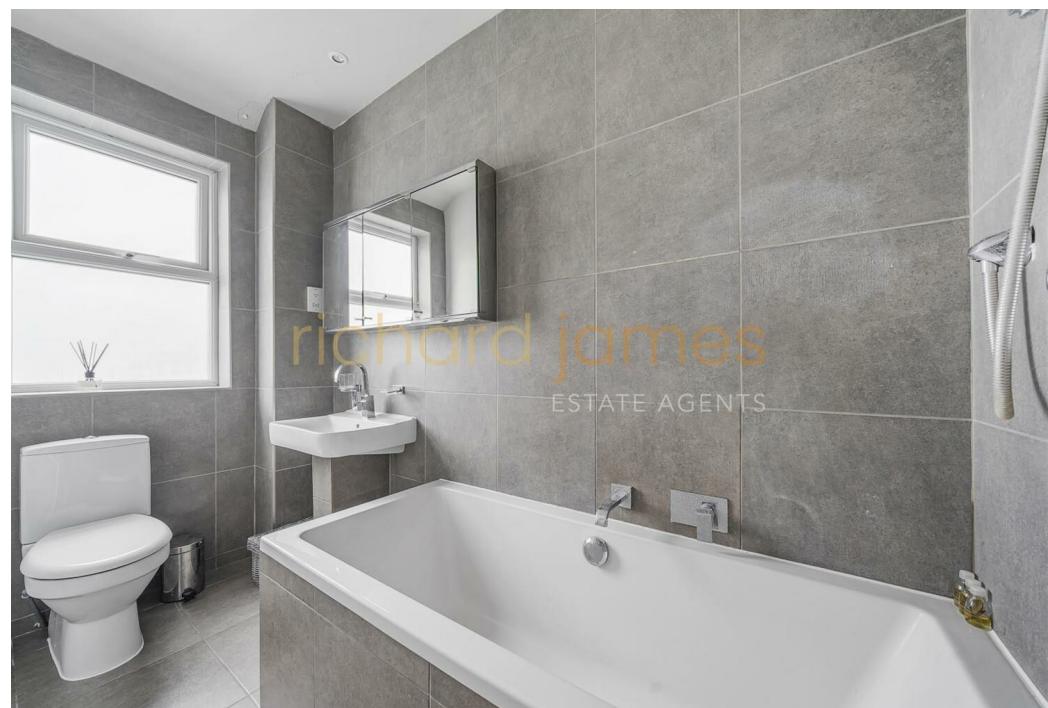
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



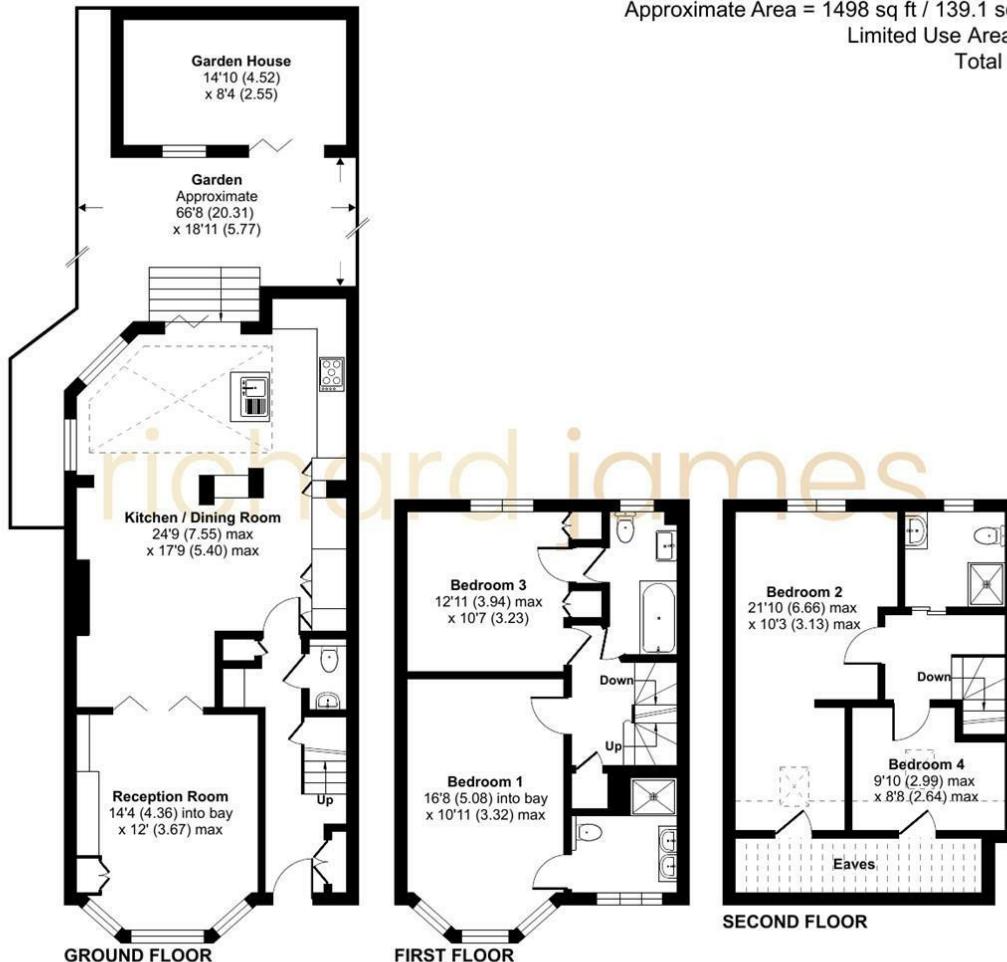
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Kai







Approximate Area = 1498 sq ft / 139.1 sq m (exclude outbuilding)

Limited Use Area(s) = 104 sq ft / 9.6 sq m

Total = 1602 sq ft / 148.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024.  
Produced for Richard James Estate Agents Ltd. REF: 1204758

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



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