

# Weymouth Avenue

MILL HILL, LONDON

Offers in Excess of £2,500,000





## An Exceptional Modern Family Residence in Mill Hill

- Prime Location
- 7,105 Sq Ft
- 8 Detached Stunning Bedrooms
- 6 Bathrooms
- Gated
- Gym
- Snooker Room with Cinema Area and Bar
- Driveway

Set behind secure electric gates and approached via an impressive carriage driveway with parking for up to ten vehicles, this remarkable, detached residence offers over 7,100 sq ft of beautifully appointed accommodation arranged across three floors.

Extensively remodelled and enlarged to an exceptional standard, the home combines elegant design with generous living spaces, making it ideal for modern family life and entertainment.





A striking entrance hall creates an immediate sense of arrival, featuring a sweeping staircase and an elegant chandelier. Large windows throughout the property flood the interiors with natural light, while the thoughtfully designed layout provides effortless flow between the principal reception and entertaining areas.

The ground floor offers an outstanding selection of lifestyle spaces, including a luxurious indoor swimming pool with jacuzzi and shower facilities, a formal reception room with fireplace, an open-plan dining area, a spacious games and entertainment room, a contemporary kitchen with breakfast bar, an additional kitchen and utility room, a separate family/TV room, a guest cloakroom, a gym, and WC.





The principal bedroom suite enjoys a private first-floor position, complete with access to its own terrace and a beautifully appointed en-suite bathroom. Seven further generously proportioned bedrooms provide flexible accommodation, with five benefiting from en-suite bathrooms, making the property equally suited to large families or accommodating guests.

Outside, the landscaped rear garden is enclosed for privacy and features an attractive patio, mature planting and a decorative fountain, creating an ideal setting for outdoor dining and relaxation.

Further highlights include underfloor heating, air conditioning and an exceptional specification throughout, delivering both luxury and everyday comfort in one of Mill Hill's most sought-after residential locations.









# Location and Transport

Mill Hill is situated in the London Borough of Barnet and enjoys a reputation as a peaceful, laid-back place to live, with certain properties having a village charm. It is the ideal location if you are looking for a change of pace from the city, quiet residential streets, and a variety of green spaces. This area is among the best areas to live in the country. Location is the main advantage of the town since it is situated just 9 miles west of London St Pancras. The average journey time from Mill Hill Broadway station to London St Pancras by train is 25 minutes. You also have the option of using the Northern Line from Edgware, London Underground.

The local area is renowned for its top-tier level of schooling, both independent and state. There are many independent schools within easy walking distance of the house. These include Mill Hill International School, Grimsdell, Belmont High School & Goodwyn School.

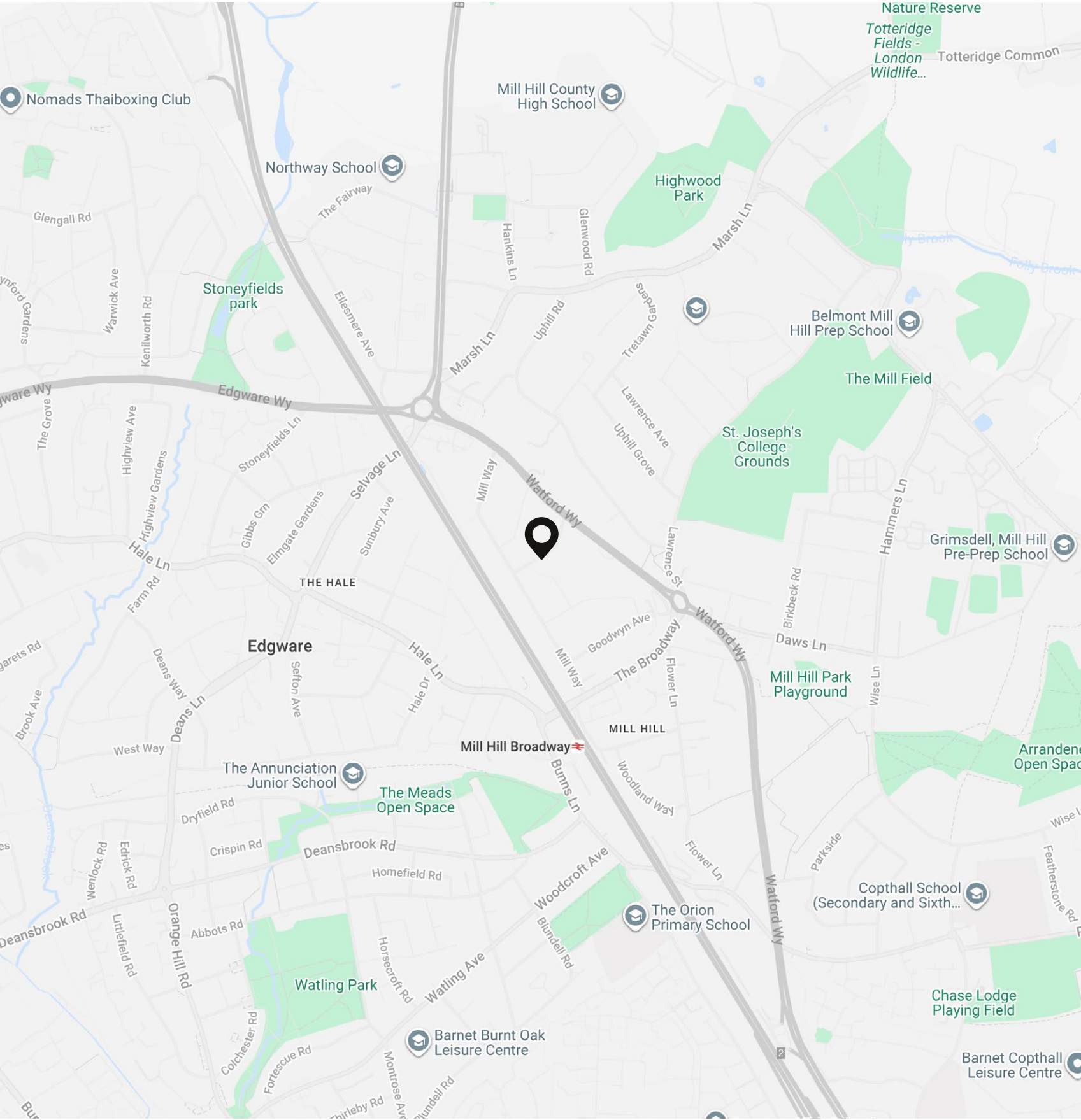
In very close proximity to several different sporting facilities, including the cricket clubs, Golf clubs, tennis clubs, and a popular leisure centre, Laboratory Spa/Health Club. The area provides excellent day-to-day shopping facilities with supermarkets (including flagship Waitrose and Tesco superstores), and independent shops, churches, a community library, and numerous restaurants.

## LOCAL SCHOOLS

- Belmont Hill School | 6min Drive
- Goodwyn School | 6min Drive
- Mill Hill International School | 2.2 miles
- Mill Hill School | 1.6 miles

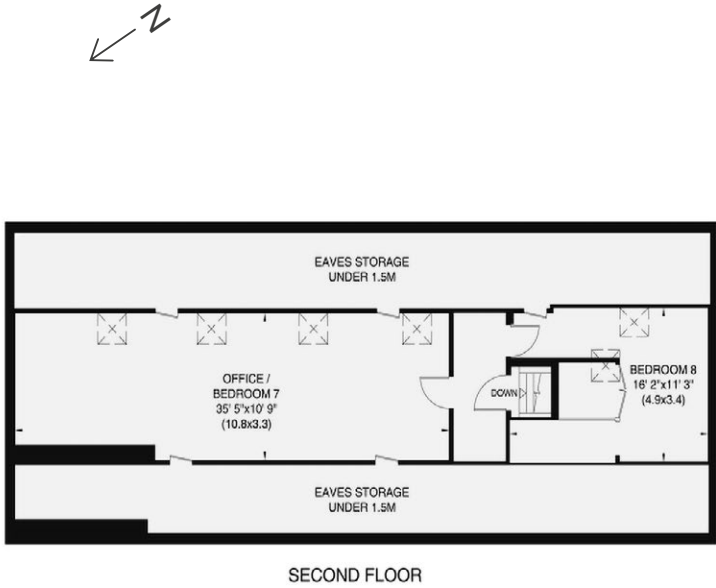
## TRAIN STATIONS

- Mill Hill Broadway Station | 3min Drive
- Edgware Underground Station | 1.9 miles





Approximate Gross Internal Area  
660 sq.m. / 7,105 sq.ft.



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