



39 Flower Lane, Mill Hill, NW7 2JN

£1,795,000

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Property Description

An immaculately presented red brick period home set on this sought after tree-lined road, in the heart of Mill Hill.

The house has been extended and modernised by the current owners, whilst still retaining many of the property's original features, and provides well-proportioned family living space over 3 floors, comprising 2532 sq ft/235.2 sq m.

The Ground Floor includes a magnificent 24'3 x 22'6 sq ft / 7.46 sq m x 6.86 sq m open plan Kitchen/Family/Dining Room with floor to ceiling full width sliding doors opening onto the patio, a Family Room, formal Reception Room, Utility Room and guest WC.

The First Floor comprises Principal Bedroom with en-suite Bathroom, Two further

Key Features

- PERIOD FAMILY HOME
- THREE BATHROOMS (1 EN-SUITE)
- TV/FAMILY ROOM
- UTILITY ROOM
- OFF STREET PARKING FOR 2 CARS
- FIVE BEDROOMS
- STUNNING KITCHEN/FAMILY/DINER
- FORMAL RECEPTION ROOM
- APPROX 108'/33M REAR GARDEN
- WITHIN A STONE'S THROW OF THE BROADWAY

Important Information

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

double Bedrooms, a Family Bathroom and stairs leading up to the Second Floor, which houses Two further double Bedrooms with double-height ceilings, and a Shower Room.

Externally there is a landscaped driveway with off-street parking for 2 cars and a delightful rear Garden extending to over 100'/33m.

The property is a stone's throw from Mill Hill Broadway with its trendy boutiques, fashionable coffee shops and restaurants, places of worship and Thameslink Railway Station. Mill Hill Park, Arrandene Open Space and popular local nurseries and schools including Belmont Farm, Goodwyn, Etz Chaim & Mathilda Marks Kennedy are also within easy reach.

Council Tax Band G

Joint Sole Agent



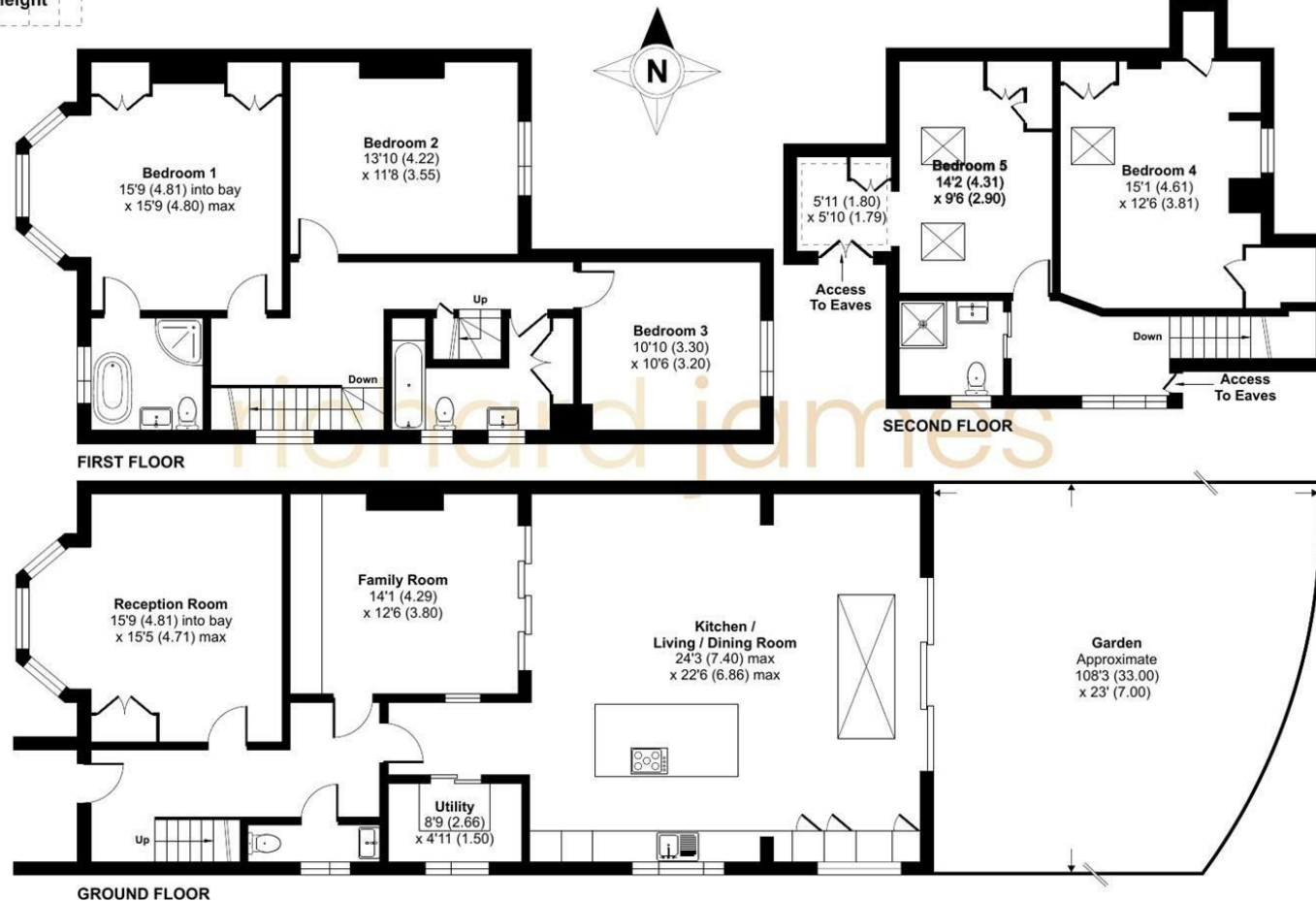




Denotes restricted
head height

Approximate Area = 2532 sq ft / 235.2 sq m (including limited use area)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Richard James Estate Agents Ltd. REF: 1340953

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 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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