



9 Russell Grove, NW7 3QU

£1,850,000

**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 this attractive detached family home within a stone's throw of the amenities at Mill Hill Broadway. The house has been in the same family ownership in excess of 50 years and has been well maintained by the present owners but could be extended and improved as necessary subject to consent.

Arranged over two floors only, 2230 sq ft/207.2 sq m, the house provides bright, versatile accommodation to include Four Bedrooms, Two Bathrooms (1 en-suite) Kitchen/Breakfast Room, Two Reception Rooms, large Entrance Hall and Guest Wc.

Externally there is a wonderful mature landscaped garden which extends to approximately 120', Garage off street parking.

Russell Grove is a sought after turning off Millway and is therefore very well placed for Mill Hill Broadway's excellent shopping facilities and Thameslink Station. Popular local schools in both private and state sectors are close by as are the open spaces at Mill Hill Park and Arrandene.

Council Tax Band - G

Sole Agent

Key Features

- DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- KITCHEN/DINER
- STUNNING APPROX 120' REAR GARDEN
- SCOPE TO EXTEND STPP
- FOUR BEDROOMS
- TRIPLE LENGTH RECEPTION ROOM
- TV/SNUG
- GARAGE AND OFF STREET PARKING
- CLOSE TO SHOPS AND TRANSPORT

Important Information

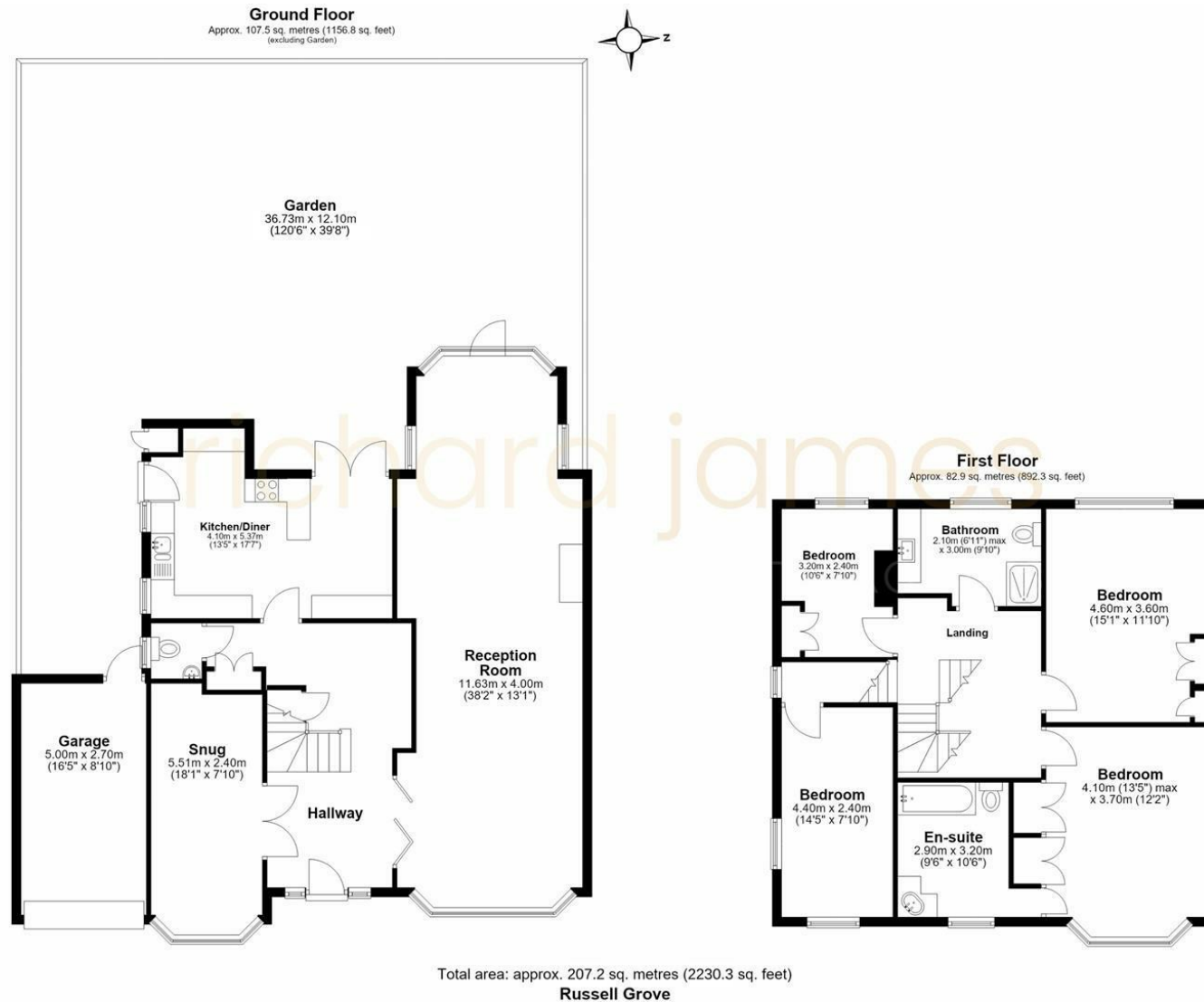
- **Price:** £1,850,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









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.



richard james
ESTATE AGENTS

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

richardjames.biz