



**Lyncote Highwood Hill, Mill Hill, NW7 4ET**

**£849,950**

**richard  
james**

ESTATE AGENTS

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## Property Description

This delightful period cottage within the boundary of Mill Hill Village, dating back to the late 1800s the house is arranged to provide Two Reception Rooms, Kitchen/Breakfast Room with bifold doors, Three Bedrooms and family Bathroom.

Externally there is a lovely, secluded rear Garden extending to approximately 66ft, off street parking and Garage.

The house sits close to popular local schools in both private and state sectors, including Courtland, Mill Hill County and The Mill Hill Foundation.

Council Tax Band F

Sole Agent

## Key Features

- SEMI DETACHED CHARACTER COTTAGE
- KITCHEN/DINER WITH PANTRY
- TV/FAMILY ROOM
- GUEST WC
- APPROXIMATELY 66' REAR GARDEN
- THREE BEDROOMS
- RECEPTION ROOM
- FAMILY BATHROOM
- GARAGE & OFF STREET PARKING FOR 2 CARS
- WITHIN CLOSE PROXIMITY TO COURTLAND AND MILL HILL COUNTY

## Important Information

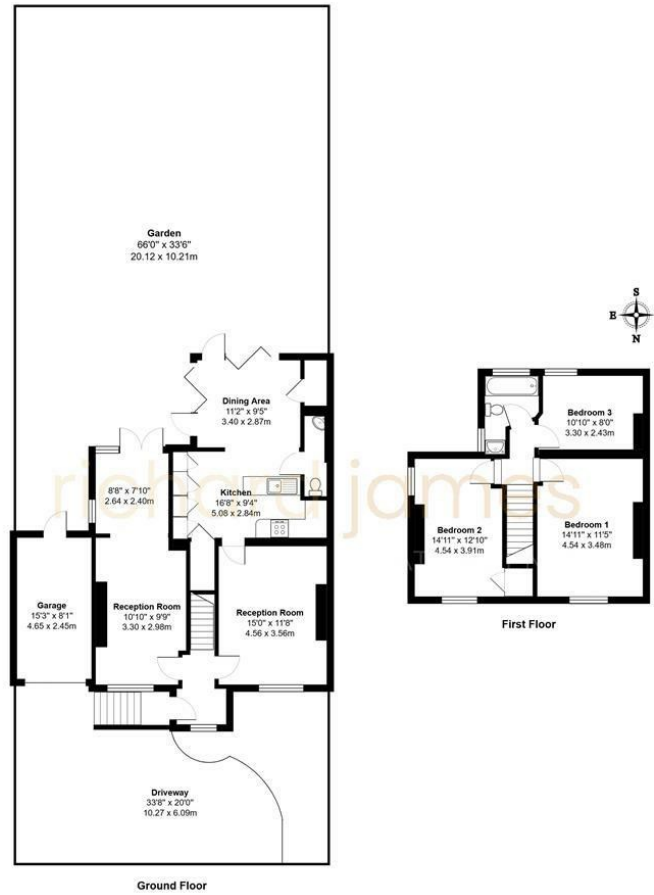
- **Price:** £849,950
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	66	77
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	









Highwood Hill NW7.

Total Gross Area: 1430 ft<sup>2</sup> ... 132.8 m<sup>2</sup>  
(Including Garage)

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 importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will 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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