



18 Eleanor Crescent, NW7 1AH

£1,850,000

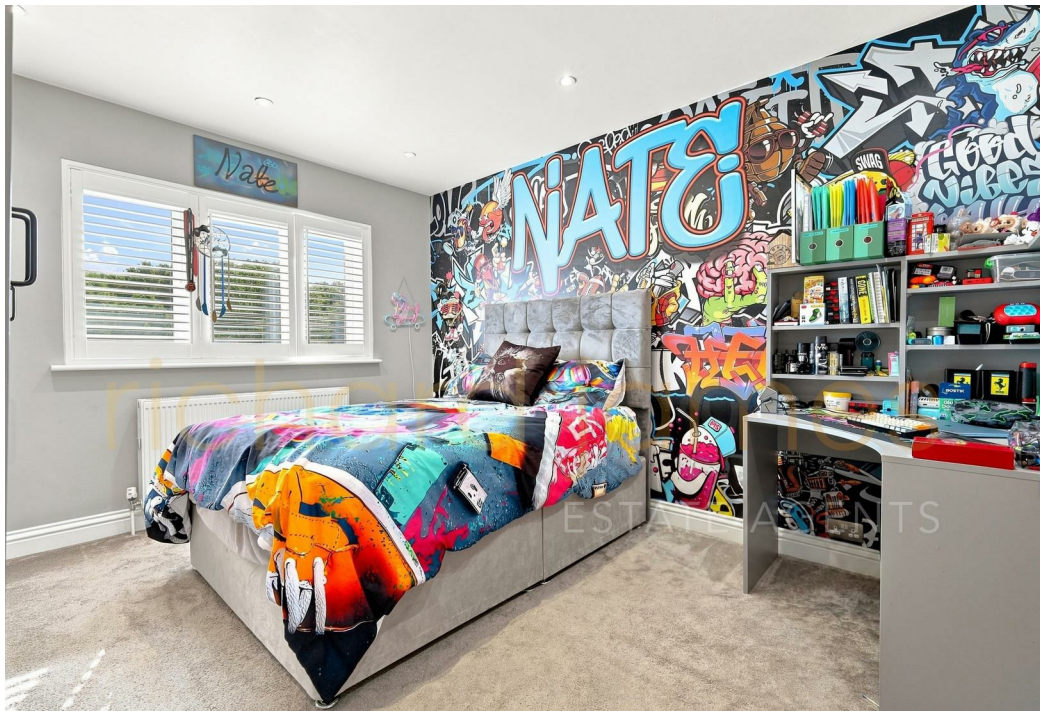
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ESTATE AGENTS

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Property Description

Nestled in this quiet idyllic road, in the heart of Mill Hill Village, is this detached family house which has been extended and refurbished to a high standard throughout by the current owners.

The accommodation is arranged over 2727 sq ft/ 250 sq m and comprises Principal Bedroom suite with en-suite Dressing Room and Bathroom, Three further Bedrooms, Two further Bathrooms (1 en-suite), large, beautifully appointed, Kitchen/Breakfast Room, Reception/Dining Room, Tv/Family Room, Office, Utility room and guest Wc.

Externally there is off street parking for 2/3 cars and westerly facing rear Garden.

Eleanor Crescent is a truly magnificent location within easy reach of Central London by road, bus or train (Mill Hill East Northern Line) yet surrounded by open countryside of The Darlands Nature Reserve and Folly Brook. Finchley Nurseries and farm shop is within a stone's throw with Waitrose and Virgin Active Gym both within about 1/2 a mile.

Popular local schools in both state and private sectors are within an easy walk. These include St Vincent's Primary School and The Mill Hill Foundation.

Council Tax Band G

Sole Agent

Key Features

- DETACHED FAMILY HOME
- THREE BATHROOMS (2 EN-SUITE)
- RECEPTION/DINING ROOM
- UTILITY ROOM
- WEST FACING REAR GARDEN
- FOUR BEDROOMS
- LARGE KITCHEN/BREAKFAST ROOM
- TV/FAMILY ROOM
- OFF STREET PARKING FOR 2/3 CARS
- HEART OF MILL HILL VILLAGE

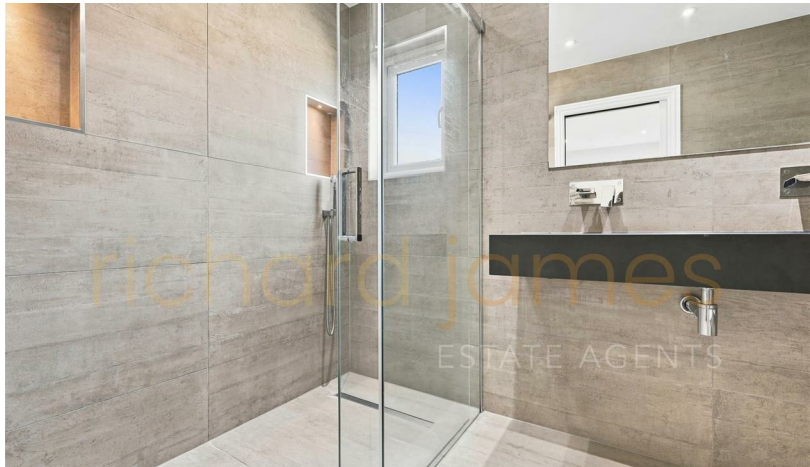
Important Information

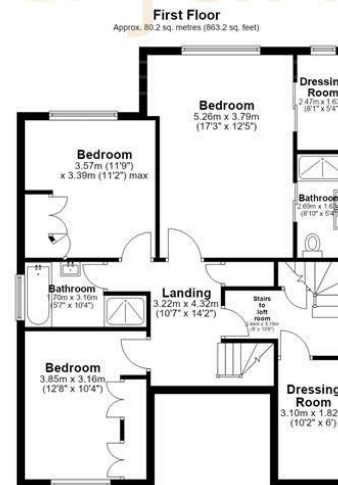
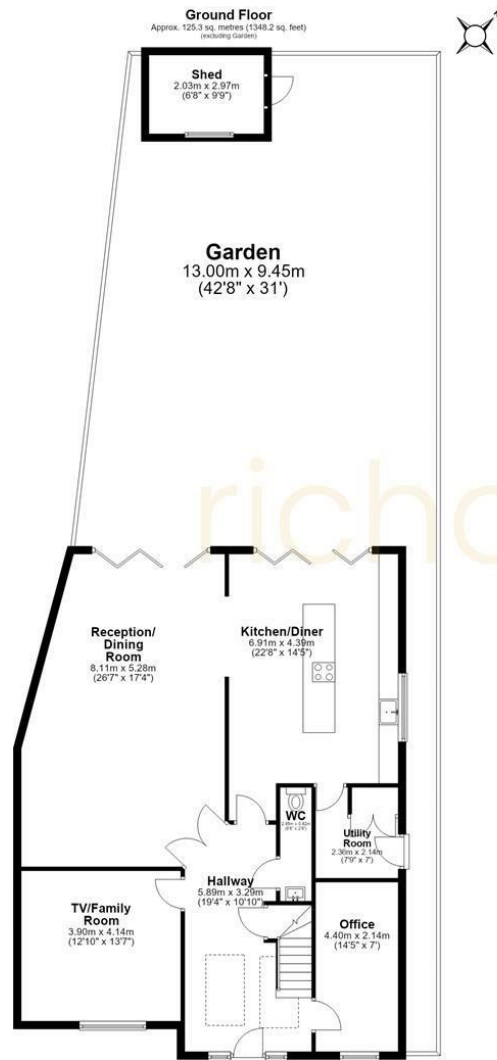
- **Price:** £1,850,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









Total area: approx. 254.6 sq. metres (2740.6 sq. feet)
Eleanor Crescent

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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