



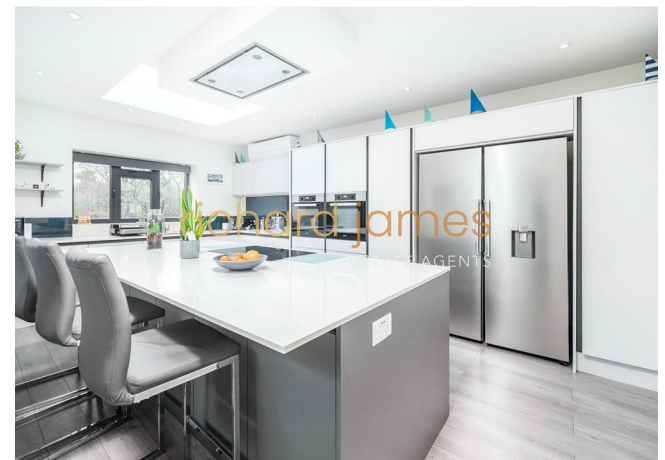
19 Limes Avenue, NW7 3NY

£1,325,000

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ESTATE AGENTS

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Property Description

A beautifully presented detached family home situated in this sought after and convenient location, within a stone's throw of Mill Hill Broadway's comprehensive shopping, numerous coffee shops, eateries and Thameslink Station.

The house has been extended and fully refurbished by the current owners to provide wonderful family accommodation over three floors spread over 2260 sq ft/210 sq m to include Four air conditioned Bedrooms, Three Bathrooms (2 en-suite) magnificent, air conditioned, open plan Kitchen/Living/Diner, Tv/Family Room, Dining Room, Utility Room and guest Wc.

Externally there is a landscaped rear Garden and off street parking for 2 cars.

Limes Avenue is incredibly well placed for popular local schools including Mathilda Marks Kennedy School. Places of worship and the open spaces of Mill Hill Park and Arrandene are within easy reach.

Council Tax Band G

Sole Agent

Key Features

- DETACHED FAMILY HOME
- THREE BATHROOMS (2 EN-SUITE)
- DINING ROOM
- UTILITY ROOM
- OFF STREET PARKING FOR 2 CARS
- FOUR BEDROOMS
- STUNNING KITCHEN/LIVING/DINER
- TV/FAMILY ROOM
- GUEST WC
- APPROX 53' REAR GARDEN + LARGE PATIO AREA

Important Information

- **Price:** £1,325,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Location:** Mill Hill

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	









Limes Avenue, NW7
 Total Gross Area: 2260 sqm ... 210.0 m²
All measurements are approximate and do not constitute a guarantee of accuracy. They are for guidance only and should be verified by a professional surveyor. Compliant with the RICS code of marketing 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 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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