



MILESPIT HILL

MILL HILL VILLAGE | LONDON NW7

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IN THE HEART OF MILL HILL VILLAGE
AN IMPOSING 4,487 SQ FT FREEHOLD
RESIDENCE CURRENTLY SET IN JUST UNDER
AN ACRE OF BEAUTIFUL GARDENS WITH
POTENTIAL FOR REDEVELOPMENT SUBJECT
TO NECESSARY CONSENTS



A landmark property in the heart of Mill Hill Village set in a secluded plot of just under an acre. Modernisation is required, with the scope to re-design a unique family home or create a development opportunity subject to necessary planning permission. This property is offered for sale for the first time in over 60 years.



ACCOMMODATION

- Reception Hallway
- Guest Cloakroom
- Drawing Room
- Sitting Room
- Dining Room
- Living Room
- Morning Room
- Kitchen
- 7 Bedrooms
- 4 Bath/Shower Rooms (2 En Suite)
- Integral Double Garage
- Separate Detached Garage
- Outdoor Pool with Plant House
- Grounds of just under 1 Acre

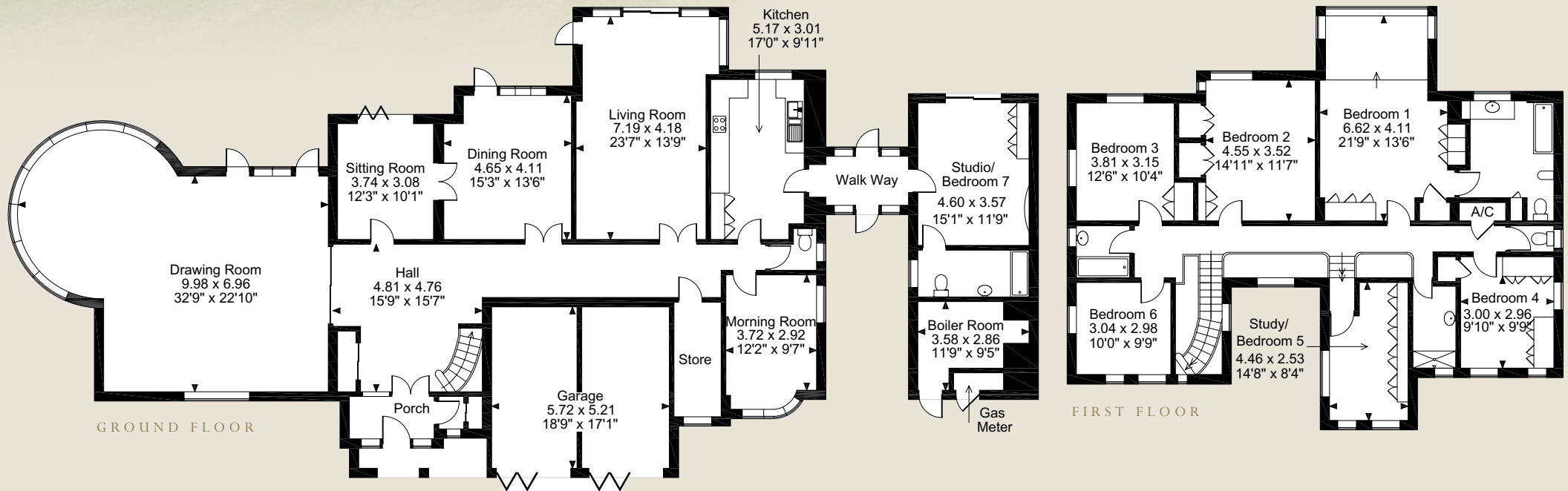




GROSS INTERNAL AREA (APPROX.)
 Total = 417 Square Metres (4,487 Square Feet)
 Main House = 387 Square Metres (4,166 Square Feet)
 Garage = 30 Square Metres (321 Square Feet)

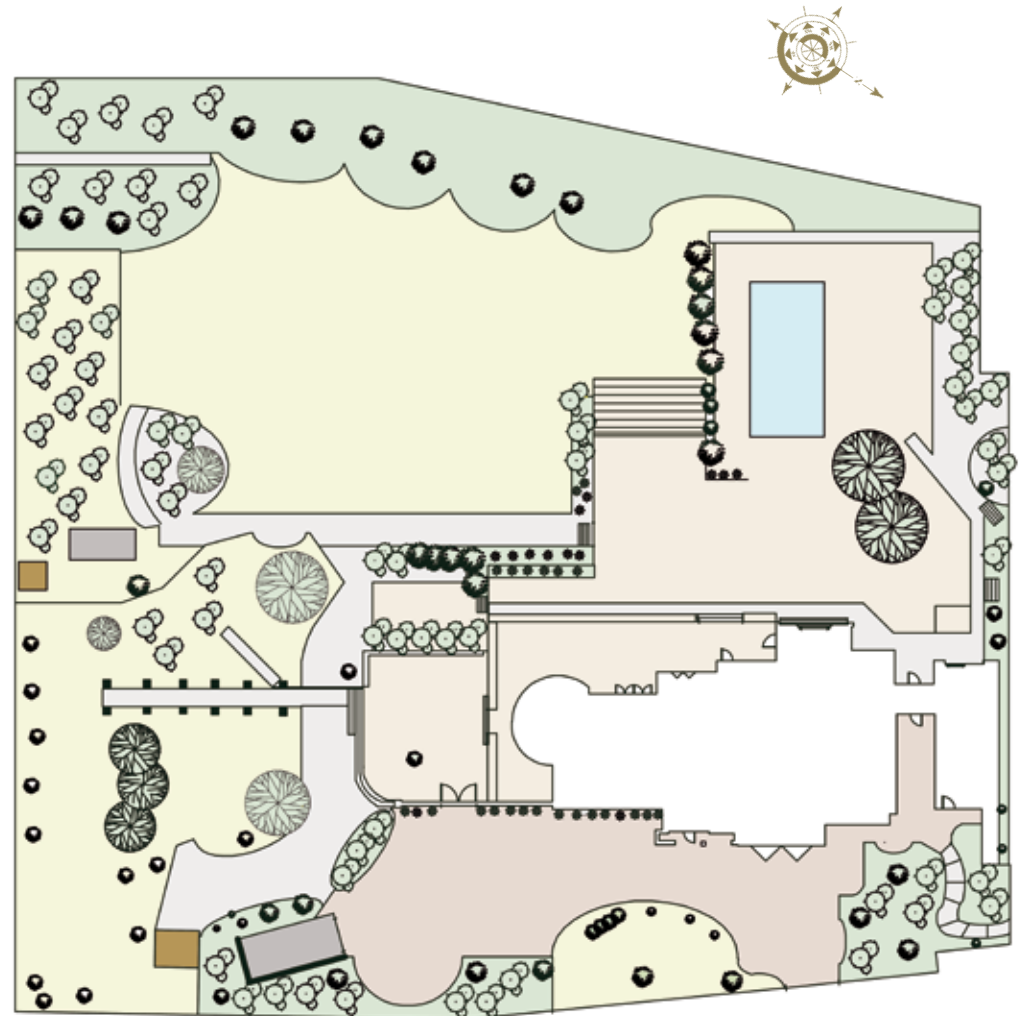
Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential

England & Wales





Date Flown: 27th June 2010. Copyright GeoPerspectives.





SITUATION

Mill Hill Village is an exclusive enclave of North London with its highly regarded state and private schooling. Convenient links to both London and the M25 are via the A1 and M1, giving easy access to local shops including Mill Hill Broadway and Brent Cross Shopping Centre. Train services can be accessed at Mill Hill Broadway (Mainline) and Mill Hill East (Northern Line). The area is also well served for country walks across local greenbelt and woodland, with various equestrian facilities nearby.

PRICE ON APPLICATION SOLE AGENT

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. 261908



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