



Glenmere Avenue, Mill Hill, NW7 2LU

Price Guide £1,400,000 Freehold Council Tax Band F

REAL ESTATES
Est. 1981

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Real Estates are delighted to offer for sale this well presented 5 bedroom detached family home situated on one of Mill Hill's most sought after turnings, within easy reach of Mill Hill Park and Arrandene Open Space.

The house has been extended and improved by the current owners and is now arranged to provide 2317 sq ft/215.3 sq m of bright, well planned accommodation including an outstanding air-conditioned principal bedroom suite with dressing room and bathroom into the loft, 4 further bedrooms, 3 further bathrooms (2 en-suite), study, 2 reception rooms, kitchen/diner with bi-folds onto decking, utility room and guest cloakroom.

Externally there is driveway providing off street parking for at least 2 cars and approx 85 ft rear garden with large raised terrace.

Early viewing highly recommended.





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Approximate Area = 2277 sq ft / 211.5 sq m

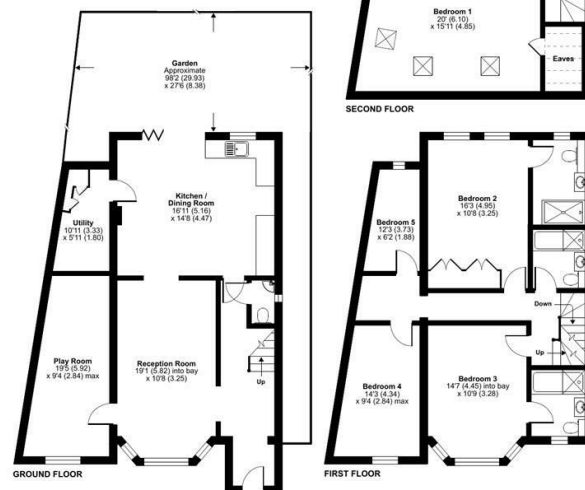
Limited Use Area(s) = 35 sq ft / 3.2 sq m

Total = 2312 sq ft / 214.7 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Real Estates - REF: 631191

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		83
B (81-90)	73	
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		
EU Directive		



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