



David Wildman Lane, Mill Hill, NW7 1FH
Price Guide £833,000 Freehold Council Tax Band G

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Real Estates are delighted to offer for sale this well-presented 4 double bedroom plus study, 3 bathroom townhouse, situated on the highly sought after Millbrook Park Development.

The accommodation is arranged over 3 floors, comprising approximately 1438 sq ft including a modern kitchen, guest cloakroom and reception room with doors leading onto the generous rear garden.

The 1st floor provides 2 double bedrooms including a master with en-suite, family bathroom and study. There are a further 2 bedrooms and bathroom to the top floor. All bedrooms benefit from bespoke fitted wardrobes.

The property is set in a fantastic location, opposite Finchley Golf course and is within walking distance to amenities. Mill Hill East northern line tube station is only 0.3m away giving easy access into central London. The property is surrounded by parks and play areas within the development creating a family friendly environment. Local schools include Millbrook Park school which caters from nursery onwards and Frith Manor.

Further benefits include ample storage and a driveway with off street parking for two cars, professionally installed CCTV and alarm system, wired ethernet points to all rooms, fibre-to-the premises broadband, large 8-panel solar panel system, triple glazing throughout the property, and a professionally boarded main loft which provides additional storage.

The house features an excellent EPC rating for sustainable living and low on-going utility bills.

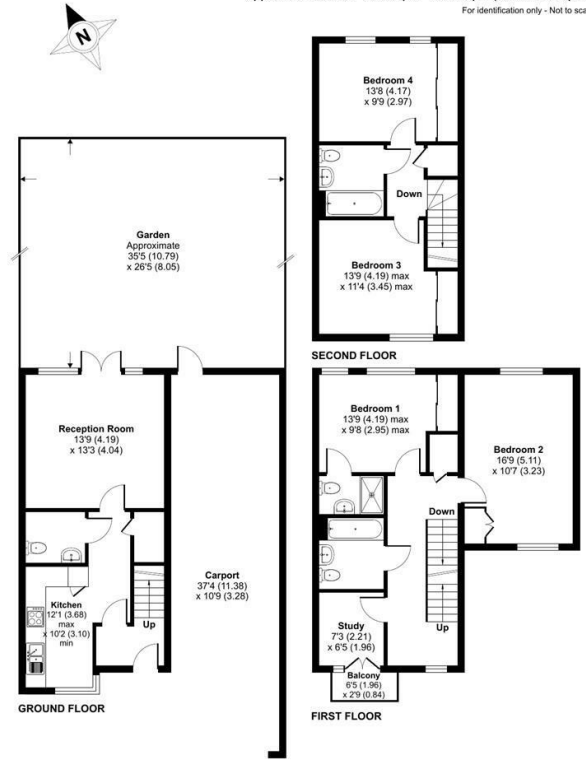
Early viewing recommended via the seller's sole agent.





David Wildman Lane, London, NW7

Approximate Area = 1395 sq ft / 129.6 sq m (excludes carport)
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Real Estates - REF: 1049071

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs | A | 88 | 90 |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | |
| Some energy efficiency - lower running costs | D | | |
| Not very energy efficient - higher running costs | E | | |
| Energy inefficient - higher running costs | F | | |
| Very energy inefficient - higher running costs | G | | |

EU Directive



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