



The Ridgeway, Mill Hill, NW7 1RS

Price Guide £1,650,000 Freehold Council Tax Band H

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings



NEW TO THE MARKET- A FIVE BEDROOM DETACHED PROPERTY built by renowned developers Berkeley Homes in 1995.

This impressive and well proportioned family home is situated in one of Mill Hill's most sought after locations, convenient for Mill Hill East Northern Line tube station, local schools and amenities.

This well presented property benefits from a mature SOUTH-WEST facing rear garden, an INTEGRAL DOUBLE GARAGE and ample OFF STREET PARKING. The property is being offered chain free.

Viewing highly recommended via the vendors sole agents Real Estates Totteridge. Sole Agent.



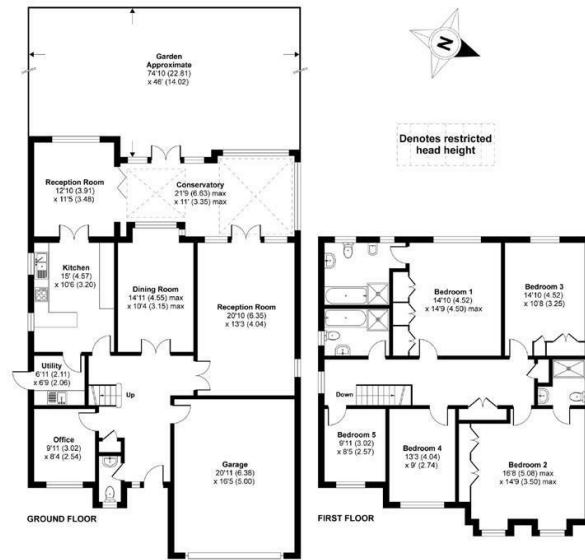






**The Ridgeway, London, NW7**  
 Approximate Area = 3013 sq ft / 280 sq m (includes garage)  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100 kWh/m <sup>2</sup> (A1-A3)		
B	81-91 kWh/m <sup>2</sup> (B1-B3)	73	78
C	69-80 kWh/m <sup>2</sup> (C1-C3)		
D	55-68 kWh/m <sup>2</sup> (D1-D3)		
E	39-54 kWh/m <sup>2</sup> (E1-E3)		
F	29-38 kWh/m <sup>2</sup> (F1-F3)		
G	13-28 kWh/m <sup>2</sup> (G1-G3)		
Not energy efficient - higher running costs			
EU Directive			



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2020. Produced for Real Estates. REF: 653378

