



The Reddings, Mill Hill, NW7 4JR  
£1,295,000 Freehold    Council Tax Band F

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

Real Estates are delighted to offer for sale this refurbished and well presented 5 bedroom 4 bathroom semi-detached home, situated in one of Mill Hill's premier turnings and within half a mile of Mil Hill Broadway.

Measuring approx 2000 sq ft, the accommodation includes a spacious reception room, large open plan kitchen/ diner/family room with direct access onto a well maintained garden, in addition to a separate utility room, office and guest cloakroom. To the 1st floor there is a large master suite with full length walk-in wardrobe with island leading into a modern en-suite bathroom and 2 further bedrooms both with en-suites. To the 2nd floor there are 2 bedrooms and an additional bathroom.

Further benefits include air conditioning in the office, the master bedroom and in the 2nd floor bedrooms, under floor heating, CCTV throughout, electric car charging point (in addition to off-street parking), garden annex, walking distance to Mill Hill Broadway and close to excellent local schools.

Please contact our Totteridge office for further information or to arrange a viewing. Joint sole agent.





# The Reddings, London, NW7

Approximate Area = 1997 sq ft / 185.5 sq m  
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). © richrecom 2023. Produced for Cosway Estates. REF: 939422 | **cosway**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		78
Decent energy efficiency - lower running costs	C	61	
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



Real Estates Totteridge Office:  
32 Totteridge Lane  
Totteridge N20 9QJ

ll : 0208 445 3132  
e : info@realestates-wsp.co.uk  
w : www.realestates-wsp.co.uk