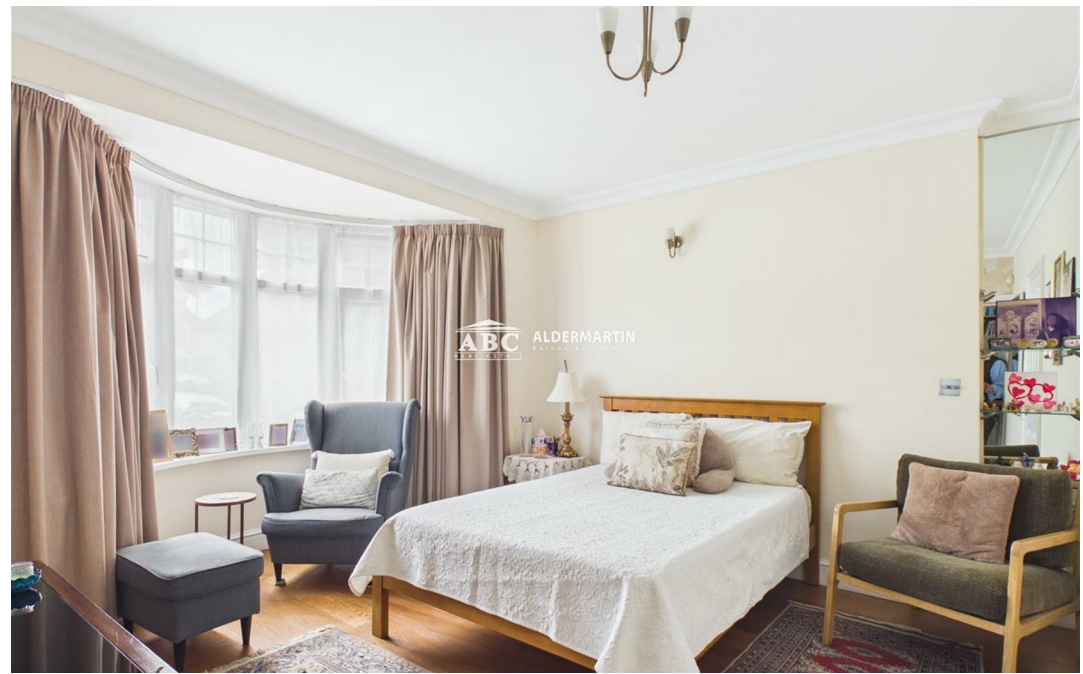




Westfield Road, London NW7 3BJ

£1,500,000
Freehold







- SUPERB DETACHED HOUSE
- SUN ROOM
- EPC RATING C - COUNCIL TAX BAND F

- FIVE BEDROOMS + 4 BATHROOMS
- IN EXCESS OF 2,990 SQUARE FEET
- THREE RECEPTION ROOMS

- PRIME LOCATION
- WITHIN MILL HILL COUNTY HIGH SCHOOL CATCHMENT AREA
- EXTENDED

Situated Westfield Road in Mill Hill, this impressive detached house, which was built in the 1930s, offers a splendid blend of classic architecture and modern living. Covering an extremely generous 2,992 square feet, of living accommodation, plus a further 340 square feet of eaves storage, and a 310 square feet Summer House, this is a perfect home for families seeking both space and comfort.

The house boasts five well-appointed bedrooms, ensuring ample accommodation for family members or guests. Each bedroom affords ample space for personal touches and furnishings. Additionally, there are four bathrooms, offering convenience and privacy for all residents.

The three generous reception rooms each provide a versatile space for relaxation, entertaining, or family gatherings, and an abundance of natural light which creates a warm and inviting atmosphere. On the block-paved front drive there is parking for at least two vehicles, which is a valuable asset in this bustling city. The well-maintained exterior and garden space further enhance the appeal of this home, providing a lovely outdoor area for relaxation or play. There is also a large Summer House the end of the garden,

This delightful residence on Westfield Road is not just a house; it is a place where memories can be made. With its spacious layout and prime location, it presents an exceptional opportunity for anyone looking to settle in one of London's vibrant neighbourhoods.

Approximate total area¹⁾
2,618 ft²

Reduced headroom
52 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	81

EU Directive 2002/91/EC

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