



The Ridgeway, Mill Hill, NW7 4EH  
Offers In Excess Of £2,000,000 Leasehold Council Tax Band H

**REAL ESTATES**  
Est.1981

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A stunning Grade II listed property of approx 4,400 sq ft of superb accommodation, set within a private gated development, surrounded by stunning grounds. This former chapel is truly one of a kind with incredible architecture including the former chapel-stained windows.

Accessed via its own front door, the superb accommodation comprises a kitchen, reception room, further kitchen/reception room, study/reception room, 3 bedrooms (all en suite), balcony, 2 private gardens including a cedar hot tub and 4 demised private car parking spaces.

Further benefits include Lutron lighting throughout, individual CCTV to the home as well as the estate, jacuzzi to 2 bathrooms, built-in TV to principal bathroom, built-in surround sound system to reception room, remote control windows and air conditioning to 2 bedrooms, oak flooring throughout the majority of the property and underfloor heating to the entire property.

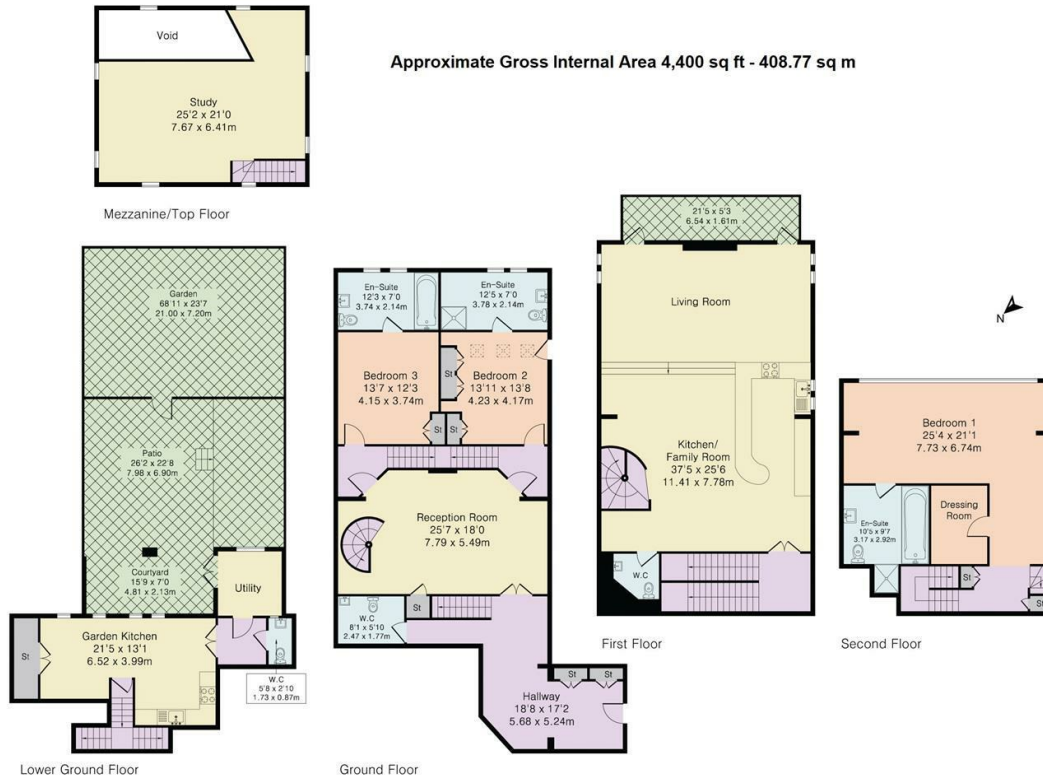
Located close to greenbelt and yet within a mile of Mill Hill Broadway's plethora of shops, cafes, restaurants & Thameslink station, which provides direct links to the City within 28 minutes. Also within easy access by car to central London (Hyde Park Corner is 10.5 miles away), as well as within walking distance of excellent local schools, including the renowned Mill Hill School.

Please note the following:-

- \* There is an implemented planning consent ( H/04609/12) to enclose existing archways with window panels. This would create an orangery to terrace and increase internal area by 120 sq. ft.
- \* Trust Property Management are responsible for managing the Estate.
- \* A planning application (23-3910-ful) for a new drive has been made to Barnet Council and the S20 process will start shortly. The drive should be resurfaced in Summer 2024, if not sooner.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100 kWh/m <sup>2</sup> (A1)		
B	81-91 kWh/m <sup>2</sup> (B1)		
C	69-80 kWh/m <sup>2</sup> (C1)		
D	55-68 kWh/m <sup>2</sup> (D1)		61
E	46-54 kWh/m <sup>2</sup> (E1)	48	
F	39-45 kWh/m <sup>2</sup> (F1)		
G	31-38 kWh/m <sup>2</sup> (G1)		
Not energy efficient - higher running costs			
EU Directive			

