



Wills Grove, Mill Hill, NW7 1QL  
£4,995,000 Freehold Council Tax Band H

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

Situated in the heart of the sought-after Mill Hill Village Conservation Area, this impressive double-fronted Arts and Crafts family residence occupies a prime position moments from the historic centre of Mill Hill Village. Offering in excess of 5,300 sq ft of well-balanced accommodation, the property combines period character with generous living space, set within beautifully maintained grounds featuring a private tennis court and swimming pool.

The ground floor provides an elegant entrance hallway leading to a selection of substantial reception spaces, including a formal reception room, living room, dining room, and a spacious kitchen/breakfast room ideal for family living and entertaining. Guest cloakrooms complete the ground floor accommodation. The first floor comprises a luxurious principal bedroom suite, five further well-proportioned bedrooms, and a family bathroom, offering flexibility for growing families or guest accommodation.

Externally, the property benefits from a detached double garage with a studio/office above, ideal for home working or additional leisure space, together with a carriage driveway providing ample off-street parking.

Wills Grove is located just off The Ridgeway in the centre of Mill Hill Village, surrounded by protected Green Belt countryside. Excellent local amenities can be found nearby at Mill Hill Broadway, including shops, restaurants, places of worship, and the Thameslink mainline station. Waitrose - Mill Hill, a gym, and the Northern Line Underground station are also available at Mill Hill East. Sporting and recreational facilities are superb, with South Herts Golf Club and Totteridge Cricket Club located close by, along with equestrian and other leisure amenities. The area is renowned for its excellent schools, notably Mill Hill School and The Mount School, both within walking distance.





**Approximate Gross Internal Area 5306 sq ft - 493 sq m  
(Including Garage)**

Cellar Area 185 sq ft - 17 sq m  
 Ground Floor Area 2924 sq ft - 272 sq m  
 First Floor Area 2197 sq ft - 204 sq m  
 Outbuilding Area 245 sq ft - 23 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100 kWh/m <sup>2</sup> (A-G)		
B	81-91 kWh/m <sup>2</sup> (B-G)		
C	69-80 kWh/m <sup>2</sup> (C-G)		
D	55-68 kWh/m <sup>2</sup> (D-G)	63	74
E	49-54 kWh/m <sup>2</sup> (E-G)		
F	41-48 kWh/m <sup>2</sup> (F-G)		
G	31-40 kWh/m <sup>2</sup> (G-G)		
Not energy efficient - higher running costs			
EU Directive			

