

MILL VIEW

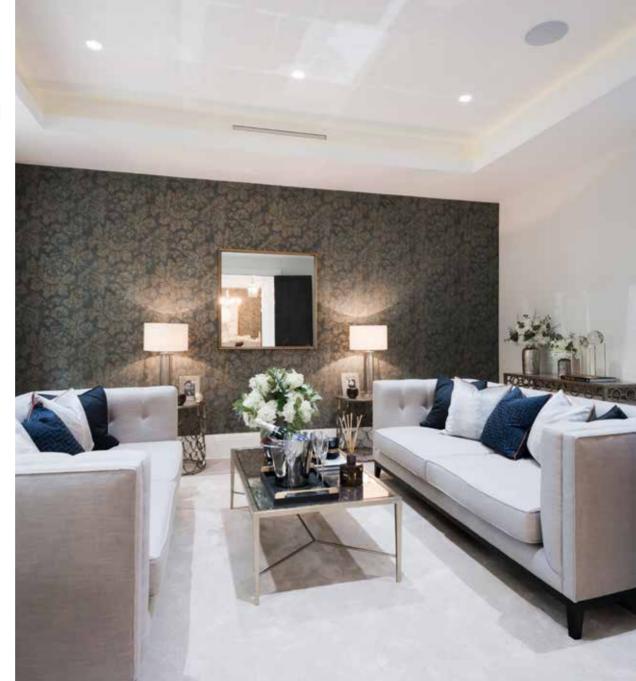
93 MILESPIT HILL, MILL HILL NW7

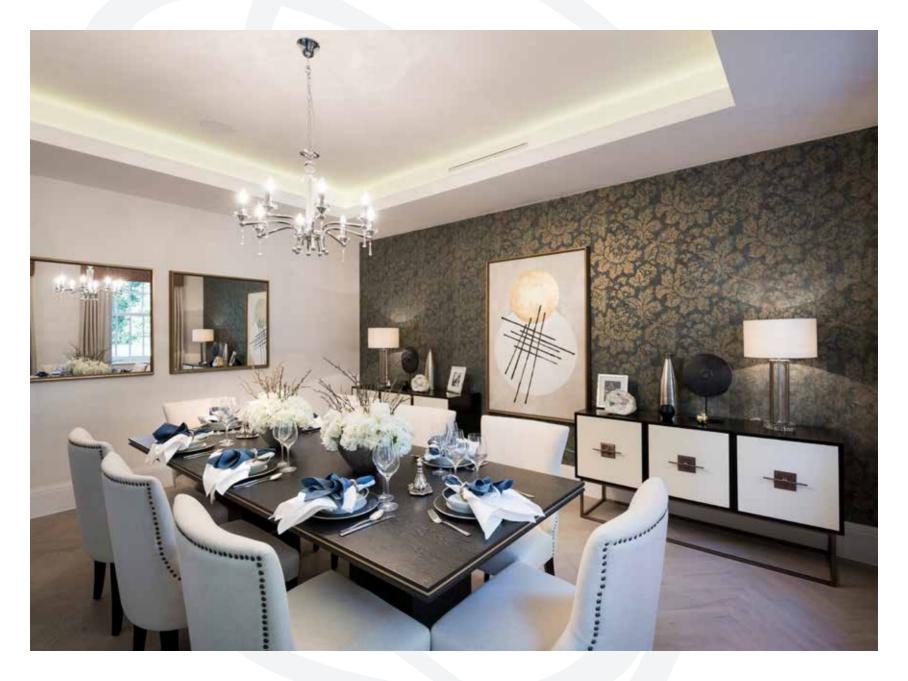


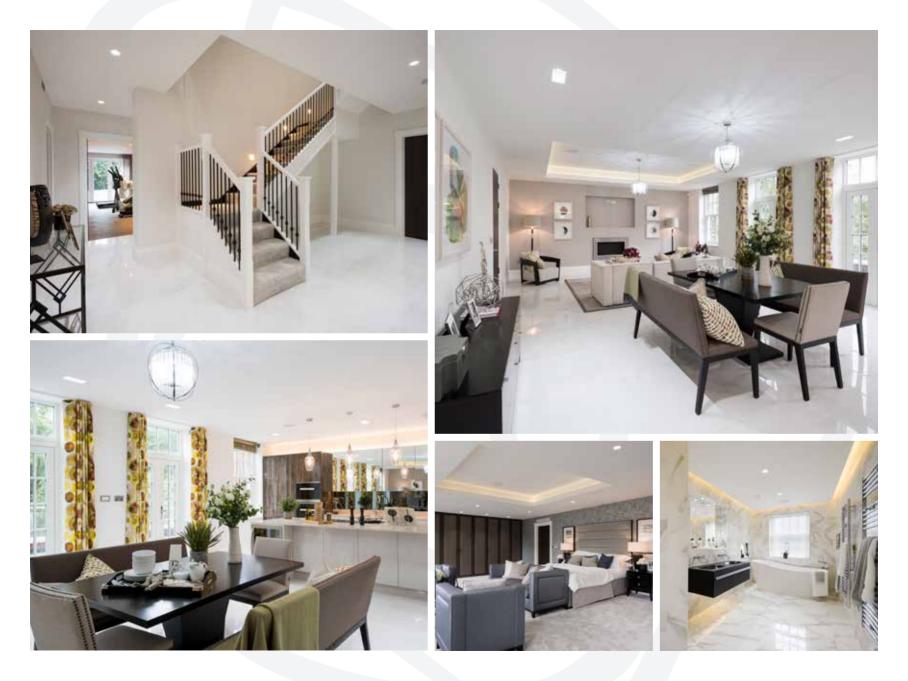
MILL VIEW

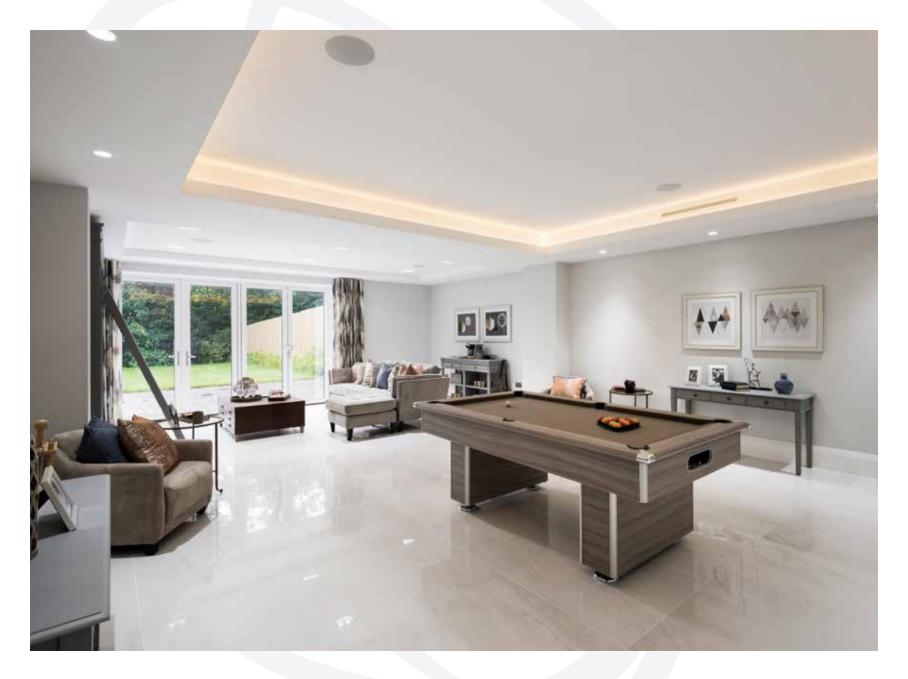
ELEVEN TREES IS AN OUTSTANDING NEW GATED DEVELOPMENT OF JUST THREE INDIVIDUAL PROPERTIES, SITUATED IN MILL HILL, ONE OF NORTH LONDON'S MOST SOUGHT AFTER AREAS.

Mill View is a stunning five bedroom home, set over four floors measuring over 7,000 sq ft and an elevated terrace leading on to a private garden area. The lower ground floor is dedicated to leisure and entertainment, featuring a family room, cinema room, gym and steam room, plus an outdoor jacuzzi.





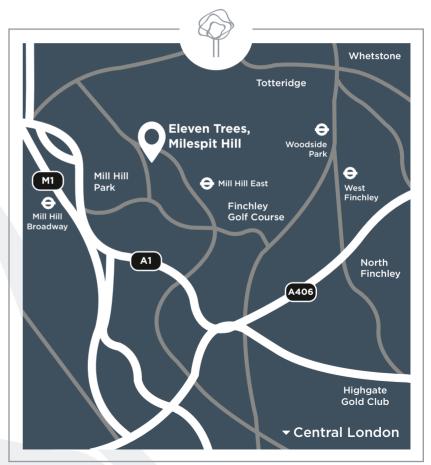






WITHIN YOUR REACH

London is a dynamic and unique city - steeped in history and culture, with Eleven Trees ideally connected to the centre of all that is available.



SPECIFICATION

KITCHEN

- Miele appliances
- Quartz/Corian worktops
- Matching upstands from worktops
- Island unit
- Quooker tap
- Coffee machine
- Soft closing units
- Energy efficient downlighters and under cabinet lighting
- Plinth lighting
- Warming drawer
- Double fridge/freezer
- Full-height stone splash-back to hob
- Ceramic induction hob with extractor hood
- Stainless steel double electric oven
- Integrated dishwasher
- Steam oven

EXTERNAL

- Shingle/bitumen base entrance
- Garages with electric do
- Patio to front doorway
- Patio doors to outside area
- Terraced area stretching along the back (approx. 3m deep)
- Lighting to patio
- Pathway to back entrance
- Turfed garden to front and back
- Water point to the rear and garage
- Jacuzzi
- Side entrance pathway
- Lighting and electricity to garage
- Waterproof electricity points to external area
- Quality brickwork and roof tiling
- High performance window
- High level insulation
- Sustainable homes certificate

BATHROOMS

- Tiling to floors
- Fully tiled wall
- Quality sanitary-ware
- Mirrored above vanity
- Branded mixer taps
- Energy efficient downlighte
- Tiled shower areas with fixed clear glass screen
- Rain shower heads and glass doors
- Chrome effect ladder style towel rail to all bathrooms

ELECTRICAL

- Energy efficient LED ceiling downlighters throughout
- Large pendant feature to entrance
- Hallway LED lighting at plinth level
- Up lights on external elevations
- Television points in all relevant rooms
- Telephone points in living
 master bedroom
- Chrome cover plates
- CAT 6 wiring
- Controlled lighting throughout house control 4 (excluding secondary bedrooms
- Hardwired sound system
- Cinema room to include 4K projector, 3m+ screens and Dolby Atmos surround sound

LOWER GROUND FLOOR

- Cinema room (projector, comms drop down screen)
- Gym (excluding equipment)
- Games room
- Steam roon

INTERIORS

- Composite oak panelled front door with security features
- Veneer panelled 2.35m internal doors to basement & ground floors
- High performance windows
- Coffered ceilings to all main ground floor reception rooms, hallway and master bedrooms
- Quality fitted, bespoke wardrobes in all bedrooms
- Mix of engineered wood flooring/porcelain tiles on all ground/basement floors
- Quality carpet on remaining floors (minus bathrooms)
- Feature staircase with steel balustrade
- Under floor heating (wet system) throughout with individual room control
- Glass skylights on top floor

SECURITY

- Secure entry door
- Smoke and heat detector:
- Lockable double glazed windows
- Burglar alarm
- 10 year warranty
- CCTV cameras
- Electric gated entrance

Gross Internal Area (approx.) 7039 sq ft (654 sq m) Including Garage 6695 sq ft (622 sq ft) Excluding Garage



Lower Ground Floor









Second Floor



First Floor

round Floor



FREEHOLD

JOINT SOLE AGENTS





PORTANT NOTICE

- These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
- Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment o facilities are in pood working order. Purchasers should satisf
- facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 5. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/
- It should not be assumed that any contents/furnishings/ furniture etc.photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
- 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International and Statons in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
- 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. 363890