

STATONS



**Highwood Hill
Mill Hill
London NW7**

Hill Cottage, Highwood Hill, Mill Hill, London NW7 4HG

Charming period 2 Bedroom, 2 Reception, 1 Bathroom cottage with spectacular mature rear garden situated within a prestigious location on the corner of Nan Clarks Lane and Highwood Hill. The property also has planning permission to extend to the ground floor and up into the loft which would give you an additional bedroom and bathroom.

Freehold

Local Authority:

London Borough of Barnet

Council Tax Band: F































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Approximate Area = 964 sq ft / 89.5 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Statons. REF: 987641



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