



# Kirkstall House

The Ridgeway, Mill Hill, London, NW7



# KIRKSTALL HOUSE

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Kirkstall House is a spectacular Grade II listed former Chapel set within an exclusive gated development surrounded by manicured gardens offering over 3,200 sq ft of high-quality accommodation and entertaining space.

The Cloisters sympathetically incorporates the Chapel's original features providing a grand entrance to this magnificent home. It features a large L-shaped drawing room, an arched barrel-vaulted dining room and kitchen with custom-carved double doors opening out onto the impressive gardens.

This stunning property is approached via its own front door and includes a vast top floor master suite with dressing room, en-suite bathroom & gallery landing that overlooks original Chapel windows below, open plan study, two further double bedrooms (both with en-suite bathrooms), beautifully maintained private gardens including a cedar hot tub, two demised private car parking spaces and visitor bay.





Further benefits include Lutron intelligent lighting, CCTV, built in TV to principal bathroom, oak flooring throughout the majority of the property and underfloor heating.

Located close to greenbelt and yet within a mile of Mill Hill Broadway's plethora of shops, cafes, restaurants and Thameslink Station which provides direct links to King Cross St Pancras within 14 minutes and the City within 28 minutes. Central London is easy accessible by car; Hyde Park less than 10 miles away. The property is close to several renowned independent schools including Mill Hill and Haberdashers.

**Features:**

- Poggenpohl Kitchen
- Meile appliances set within original timber recesses and columns
- Intelligent lighting
- Vaulted entrance
- Smart Twin Eco-boiler system
- High ceilings in lounge with arched double doors
- Gallery landing study area overlooking original windows
- Exposed brickwork
- Long lease





































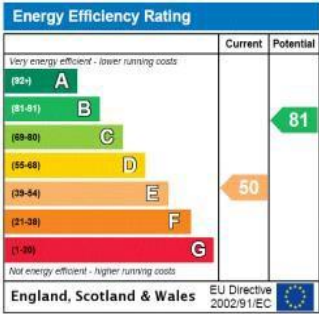








**Local Authority:** London Borough of Barnet  
**Council Tax Band:** H  
**SHARE OF FREEHOLD**  
**Service Charge:** £8,000 - £10,000 pa which includes cctv, gates, gardener, window cleaning, building insurance  
**Ground Rent:** £250



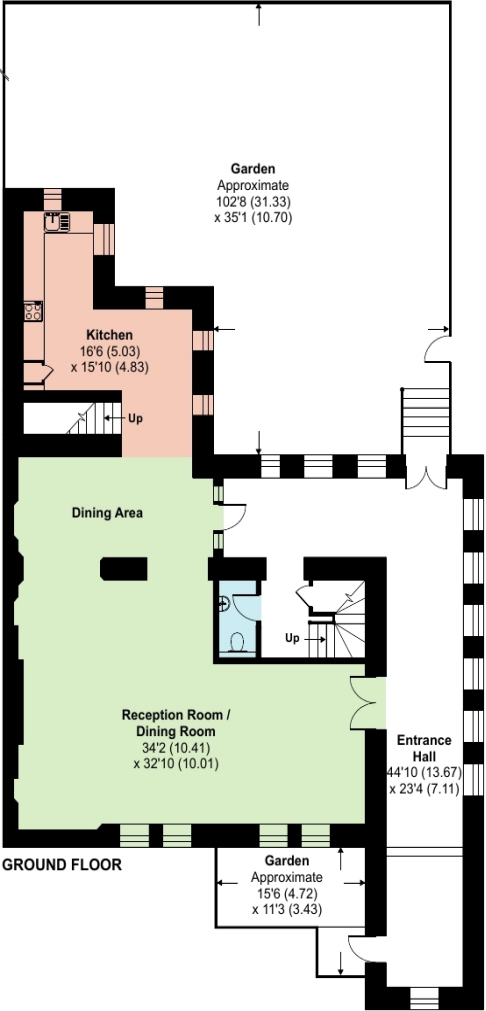
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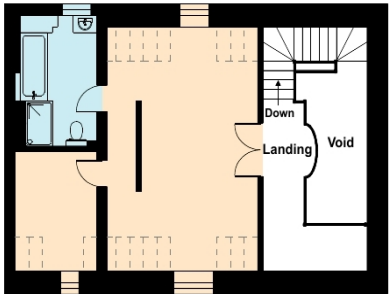
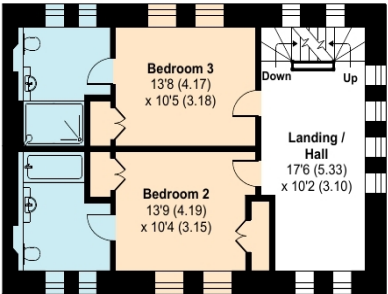
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024.  
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Approximate Area = 3045 sq ft / 282.9 sq m (excludes void)  
Limited Use Area(s) = 82 sq ft / 7.6 sq m  
Total = 3127 sq ft / 290.5 sq m  
For identification only - Not to scale



Denotes restricted head height







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