



Chestnut

Wills Grove, Mill Hill, London NW7



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Set within an idyllic and highly secluded setting, this substantial six-bedroom detached family residence occupies an enviable position on a prestigious private gated road in one of Mill Hill's most sought-after locations.

The main house offers generous and well-balanced accommodation, ideal for modern family living and large-scale entertaining. In addition, the property benefits from a separate self-contained annexe, offering exceptional flexibility and suitability for a variety of uses including guest accommodation, staff quarters, home office, gym or multigenerational living.

The grounds are a particular highlight, enjoying a truly indeclinable setting surrounded by mature woodland, with access to a swimming pool and full-size tennis courts, creating a lifestyle rarely found so close to London. The sense of privacy, tranquillity and space is exceptional, making the property perfectly suited to family life and entertaining alike.

While the house is already a wonderful home, it also presents an exciting opportunity to be taken to the next level through cosmetic refurbishment, allowing an incoming purchaser to tailor the property to their own tastes and requirements.

A rare opportunity to acquire a substantial family home in one of Mill Hill's most exclusive and desirable private enclaves, combining space, privacy, leisure facilities and outstanding long-term potential.

Local Authority: Barnet

Council Tax Band: H

Freehold























































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

**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

Local Authority:
 London Borough of
 Barnet
Council Tax Band: H
 FREEHOLD



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.





STATONS