



Abbey View, London NW7 4PB

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WAYNE  
& SILVER

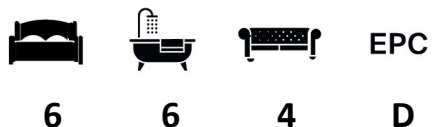
## Abbey View, London NW7 4PB

A handsome and imposing, detached house set back from the road behind a carriage driveway, located on this sought after and highly regarded cul-de-sac.

The house measures approximately 5,030 sq ft and offers well planned and flexible accommodation. The ground floor features a wonderfully bright 38' kitchen / reception room with sliding doors affording direct access to a large patio area, which is ideal for entertaining which in turn leads onto a superb, manicured rear garden with a play area and an above ground swimming pool. In addition, this floor offers a cinema room, study, gymnasium, entertaining area /reception room, garage and storage areas. Whilst the 1st floor benefits from 4 double bedrooms, all with en-suite facilities and a utility room.

The second and top floor are dedicated to the principal bedroom with one side devoted to a dressing room, leading through a luxurious bathroom, whilst the other side is for the sleeping area with stunning views over the Mill Hill countryside.

Abbey View is enviably set in an elevated position in Mill Hill Village with its highly regarded private and state school network, wonderful boutique shops and cafes and transport facilities provided by Mill Hill Station and Mill Hill East Station.



**Guide price:** £3,695,000

**Tenure:** Freehold

**Local Authority:** Barnet

**Council Tax Band:** G



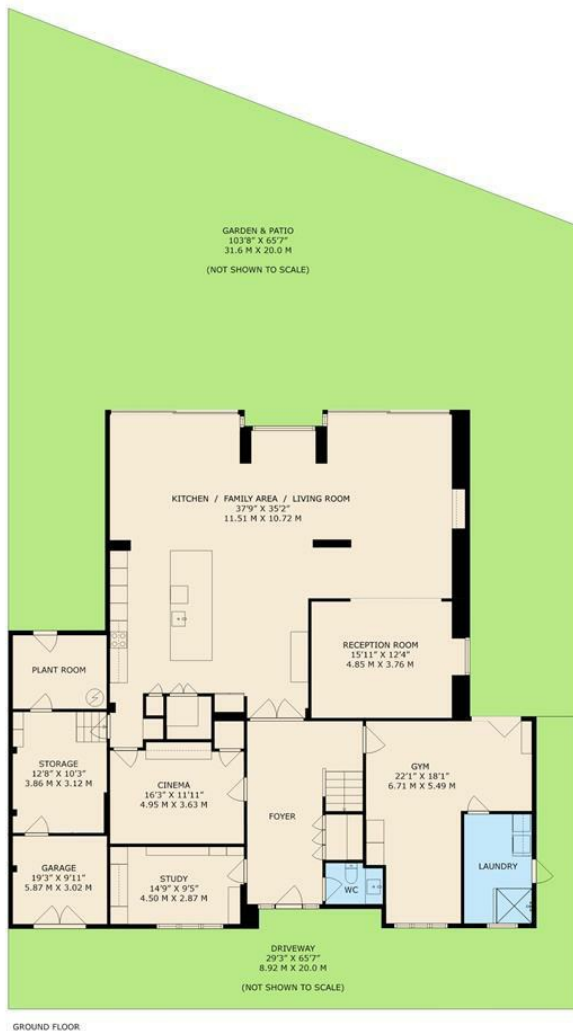












GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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GROSS INTERNAL AREA: 5030 SQ. FT / 467 SQ. M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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