

HADLEIGH
THE RIDGEWAY NW7 1RP

£1,250,000

IBSA LONDON
— PROPERTIES —





SITE HISTORY

The earliest record of Mill Hill (or 'Myllehill') is dated 1547. The name appears to mean the 'hill with a windmill'. In a building adjacent to the 'Mill Field' at the northern extent of The Ridgeway, the workings of the original Mill can be found. Mill Hill village is the oldest known inhabited part of the district, a ribbon development along the medieval route called 'The Ridgeway'. Mill Hill's proximity to the city of London made it popular as a country retreat from the 17th century onwards, and large houses and quaint cottages were constructed, many of which still remain.





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HADLEIGH HOME

Hadleigh is a delightful 4 Bedroom property, featuring a family bathroom and with two of the bedrooms en-suite. Fully refurbished throughout, Hadleigh retains many period features yet boasts some enjoyable surprises for the discerning buyer.

The front door opens into an entrance hallway, where the original parquet floor leads to the family reception room. For entertaining, the open plan kitchen-diner to the rear of the property offers beautiful views over the upper and lower terraces into the mature garden beyond. For quiet moments, then off the kitchen-diner is a snug for cosy nights in. And there is one more secret we will save for your viewing...

Hadleigh is a beautiful home in need of a new family to love and cherish. Could this be the one for you?





THE AREA

To the north along The Ridgeway, there are a number of private schools. The family friendly 'Adam & Eve' gastropub is a suitably pleasant stroll from the front door, so no reason to take the car!

To the south of Hadleigh, down Bittacy Hill lies Mill Hill East underground station. Beyond is the local Waitrose supermarket and also Holders Hill Circus. Here can be found a number of specialist shops including a bakery, butchers, post office, dentist, hair stylist etc. Just over 4 miles further south lies Hampstead Heath, described as one of London's most loved green open spaces. The Heath has some of the highest vantage points in London, and a remarkable range of natural habitats which include wide expanses of grassland and ancient woodland.

To the west, Mill Hill Broadway is a quality shopping destination with many independent shops and restaurants plus the best of the chains. Several times a year the street is transformed by a series of Continental Style Markets with a myriad of stalls selling everything from hot street food to crafts and designer items. Watch out for the live music stage and street entertainers!!

Within one mile can be found four schools rated 'Good' and two schools rated 'Outstanding' according to Ofsted reports



TRANSPORT

Hadleigh is located half a mile from Mill Hill East underground station with a walking time of some 12 minutes. For rainy days, the number 240 bus passes outside Hadleigh and takes just two minutes to reach Mill Hill East station travelling south, with Mill Hill Broadway and a connection to Thameslink around 20 minutes away in a northerly direction.



Easy access to principal route*

A1:	8mins
M1:	10mins
M25:	18mins



From Mill Hill East Underground*

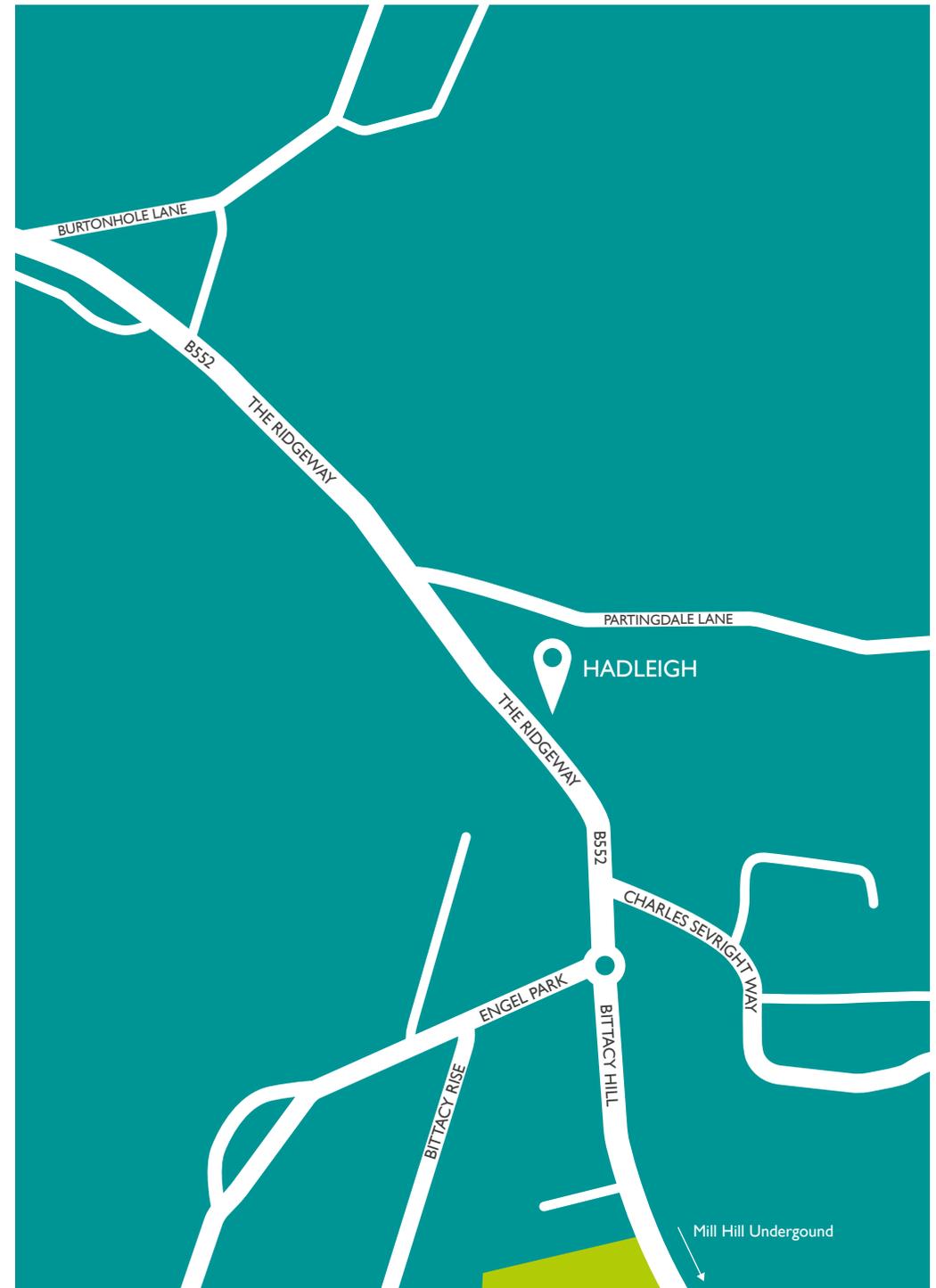
Euston:	21 mins
King's Cross & St Pancras:	24 mins
Charing Cross:	28 mins
Waterloo:	31 mins
Victoria:	32 mins
Liverpool Street:	37 mins



Typical travel time to London airports*

Heathrow:	37mins
London City:	39mins
Stansted:	43mins
Gatwick:	71 mins

*Using TFL Journey Planner & Google Maps

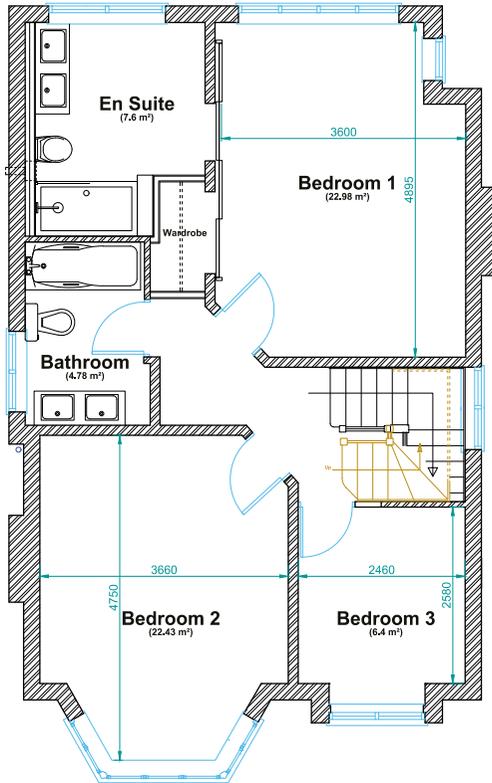




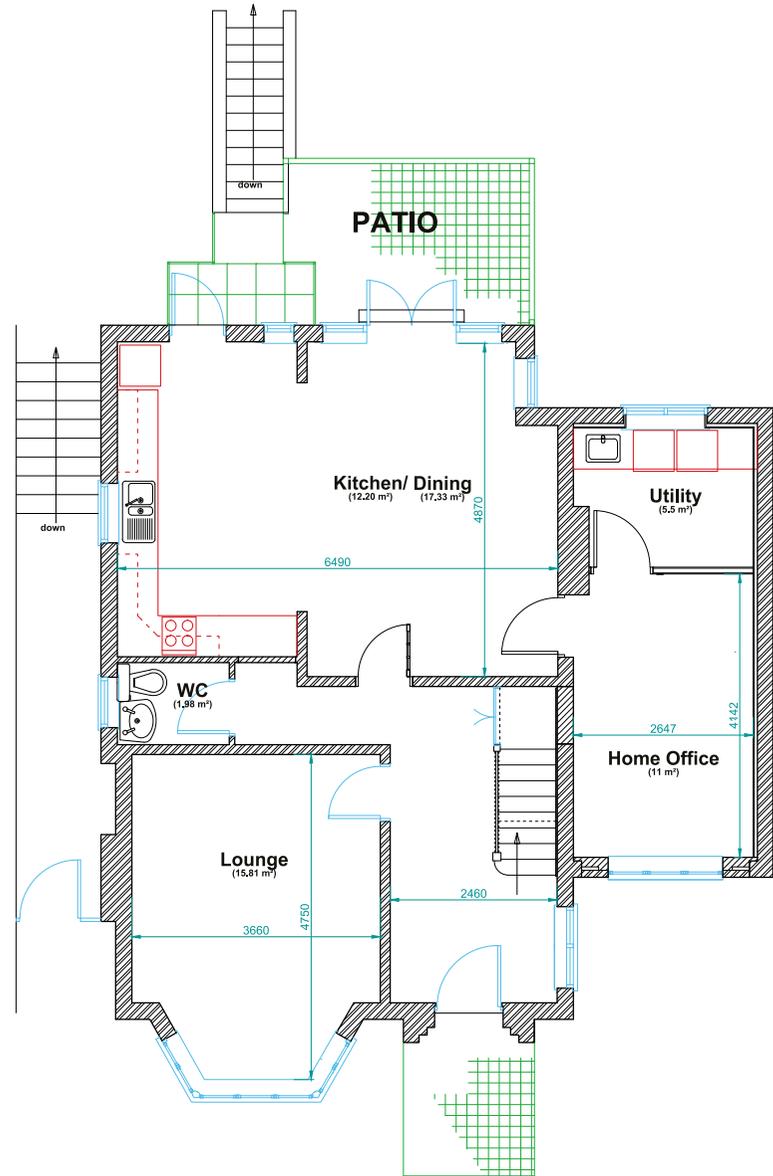
FLOORPLAN

515m²
Plot Size

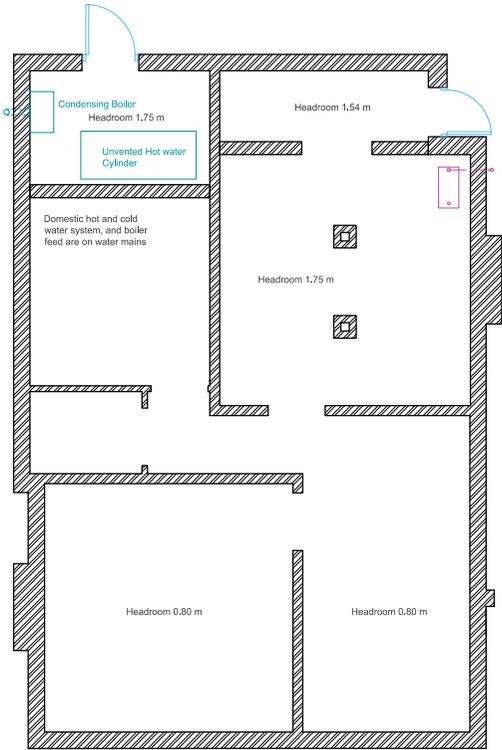
167m²
GIA



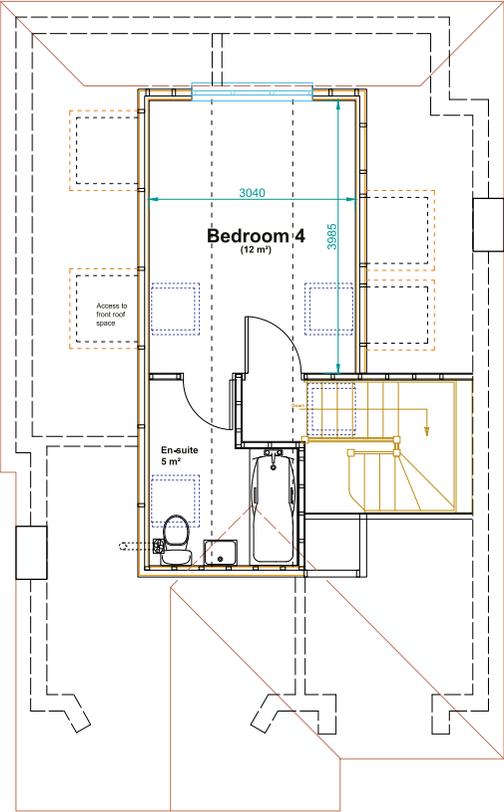
FIRST FLOOR	W (m)	L (m)	Area (m ²)
Bedroom 1	3.7	4.9	22.9
Bedroom 1 En-suite	2.6	3.1	7.6
Bedroom 2	3.6	4.7	22.4
Bedroom 3	2.4	2.8	6.4
Bathroom	1.8	2.7	4.7



GROUND FLOOR	W (m)	L (m)	Area (m ²)
Lounge	3.6	4.7	15.8
Kitchen / Dining	6.5	4.9	30.0
Utility	2.7	2.0	5.5
Office / Snug	2.8	2.7	7.8



BASEMENT



SECOND FLOOR	W (m)	L (m)	Area (m ²)
Bedroom 4	3.0	3.9	12.0
Bedroom 4 En-suite	1.6	2.7	4.0

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020 8371 3379

info@ibsaproperty.com

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