



ELM HOUSE · Wise Lane · London · Mill Hill · NW7

A spectacular individually designed contemporary home with wonderful panoramic elevated views encompassing the Wembley Arch.

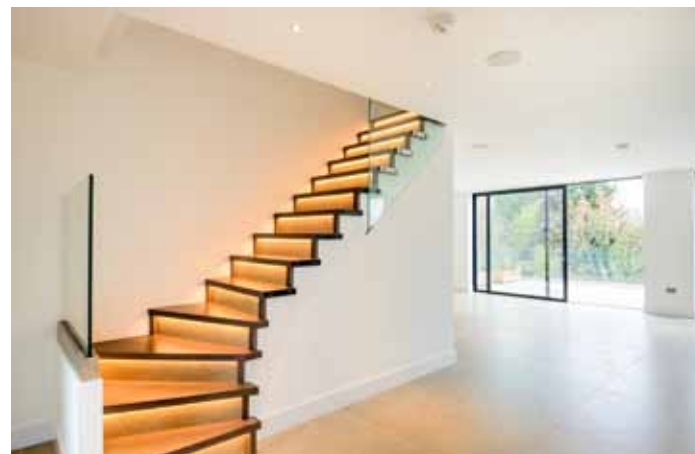
Elm House is located in one of Mill Hills most favoured roads, and affords excellent accommodation over three floors, making this an ideal home for both family living, and entertaining. A prominent feature is the 46' reception room, which is complimented by a stunning Neil Lerner kitchen, complete with Miele appliances, and full width sliding doors opening onto the raised terrace and gardens

The top floor features a boutique style master bedroom suite complete with free standing feature bath, en suite double shower room, en suite dressing room, and sliding doors opening onto the full width balcony providing stunning elevated views. There is also a sixth bedroom/ study on this level.

Located within easy reach of Mill Hill Broadway, which offers an array of cafés, restaurants, shops and delicatessens. Central London can be reached quickly via Mill Hill Broadway (Zone 4 overground station) to London St Pancreas in approx. 20 min and Mill Hill East (Northern Line Underground Station), is also close by.

Motorway links and road links include the A41, A1M, M1 and M25. Recreational facilities in the area include Finchley Golf Club, Mill Hill Golf Club and Virgin Active Fitness which are within a short drive.

Educational facilities in the area include Belmont, Mill Hill School, Haberdashers Askes for Boys and Haberdashers Askes for Girls, Aldenham, Haileybury, Queenswood, Lochinver, Stormont, St Johns, Merchant Taylors, North London Collegiate, Mill Hill County and Queen Elizabeth Boys and Girls Schools.



ELM HOUSE





ACCOMMODATION

GROUND FLOOR

Reception hall entrance with feature staircase

Guest cloakroom/wc

45'11 reception room complete with a stunning Neil Lerner fitted kitchen/breakfast room

Dining room/television/family room

Utility room

FIRST FLOOR

2nd bedroom suite with en suite shower

3rd bedroom

4th bedroom

5th bedroom

Family bathroom/wc

SECOND FLOOR

Master bedroom suite with featured free standing bath, double en suite shower room, en suite dressing room, and spectacular full width balcony with stunning views

6th bedroom/study or further dressing room

EXTERIOR

Landscaped rear garden with raised terrace

Lawn with well stocked shrub borders

Integrated lighting

Summer house/office/gym

Landscaped front garden with off street parking

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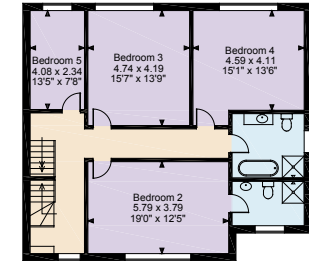
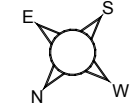
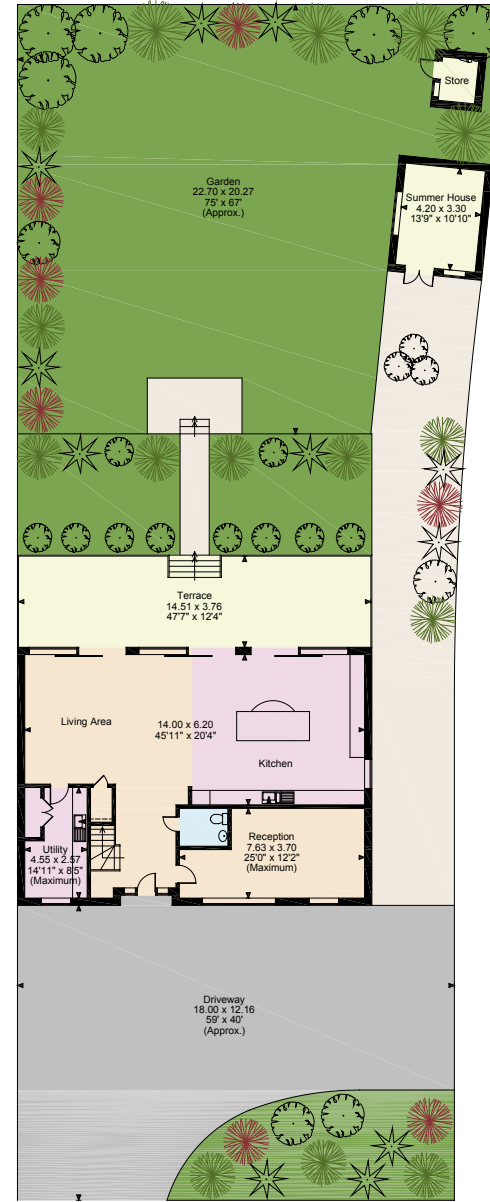
FEATURES INCLUDE

- Automist fire suppression system
- Verisure intruder alarm with photo detection and silent listening
- Video entryphone system
- Neil Lerner kitchen including Miele appliances (including Mastercool fridge freezer), wine cooler and Quooker hot water tap
- Underfloor heating
- 300 litre Megaflo hot water cylinder
- Weber Monocouche insulated render system
- Garden office/gym
- Lutron lighting management system downstairs and in master suite
- Integrated speakers downstairs and in master suite
- Automated sensor driven low level lighting in all bathrooms
- TV sockets in all rooms
- CAT 6 cabling throughout
- Front and rear landscaped gardens with integrated lighting
- Integral lighting to staircases
- Green roof
- Two showers in master bedroom en-suite, both with digital controls
- Security front door
- 10 year Build Zone warranty (recognized by all major mortgage lenders)
- Bespoke internal doors and architraves
- 2.6m ceiling height to ground floor
- 2.5m ceiling height to other floors

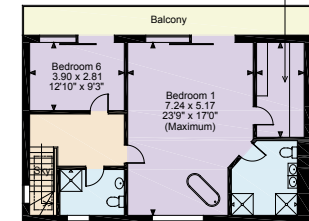


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DISCLAIMER: As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



First Floor



Second Floor

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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