



## 59A DAWS LANE

MILL HILL, NW7 4SE

**£450,000**  
LEASEHOLD

- IMMACULATELY PRESENTED, RECENTLY REFURBISHED AND EXCEPTIONALLY LARGE.
- LONG LEASE WITH 988 YEARS REMAINING AND INCLUDES THE HUGE LOFT SPACE
- POTENTIAL TO CONVERT THE HUGE LOFT INTO A 3RD BEDROOM WITH EN-SUITE BATHROOM WITH DIRECT ACCESS TO A TERRACE, MODERN FITTED KITCHEN AND BATHROOM.
- TWO DOUBLE SIZE BEDROOMS AND A VERY SPACIOUS LOUNGE.
- EPC RATING OF C, CLOSE TO PARK AND MILL HILL BROADWAY THAMESLINK.

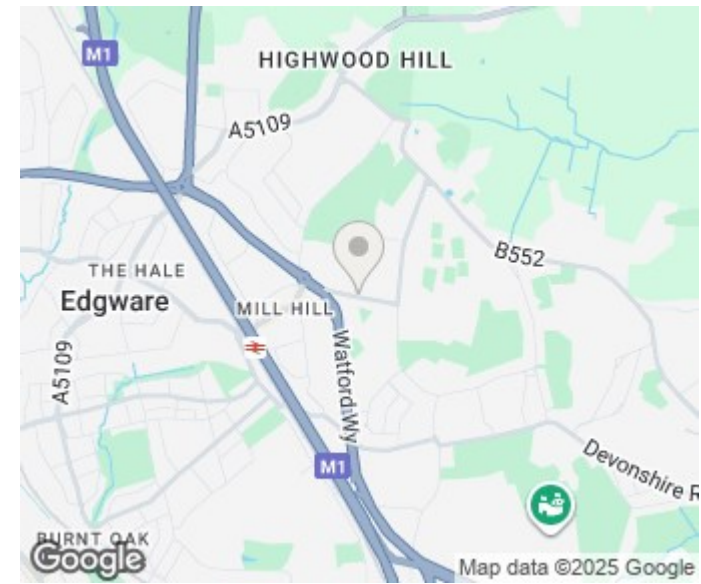
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### Daws Lane, Mill Hill, London, NW7

Approximate Area = 1096 sq ft / 101.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nzhocom 2025. Produced for Godfrey and Barr. 2024 REF: 1341802



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Finchley Lettings  
358 Regents Park Road  
Finchley  
London  
N3 2LJ

020 8346 9122  
info@davidharris.co.uk  
www.davidharris.co.uk

**david harris & co**