



## 59A DAWS LANE

MILL HILL, NW7 4SE

**£450,000**  
LEASEHOLD

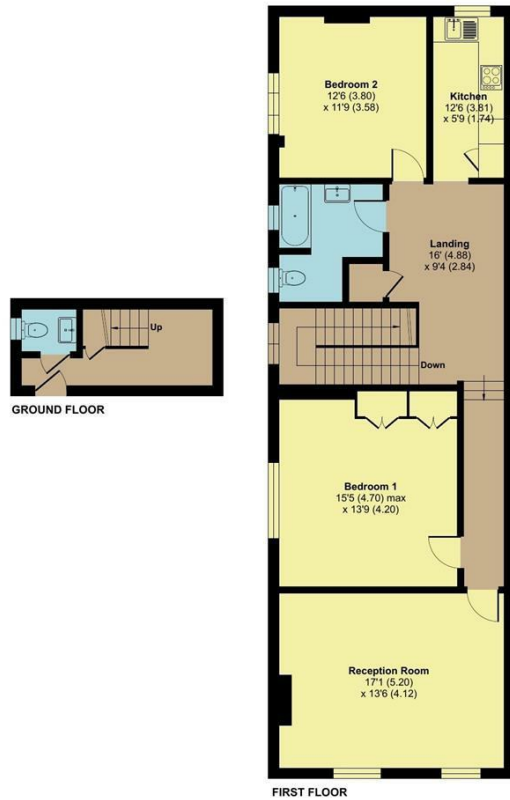
A huge (1096 sq. foot approx) immaculately presented and recently refurbished modern two double bedroom first floor flat with large entrance hall situated in a very popular and highly sought after residential location opposite mill hill park with its tennis courts, café, and playground area. The flat is offered with a very long lease (988 years remaining) and has the potential to convert the massive loft (approx 800 square feet) into a third bedroom with en-suite bathroom leading to a beautiful terrace. The property is also energy efficient with an energy efficiency rating of c.

Other benefits include the following: residents parking subject to obtaining a parking permit, a modern and spacious fully equipped and fully tiled fitted kitchen with separate cupboard in the hallway housing a washing machine and separate tumble dryer, a modern bathroom/wc with shower fitted to the wall, a separate guest cloakroom, a large lounge, fully double glazed, gas central heating, partly carpeted and part wood flooring.

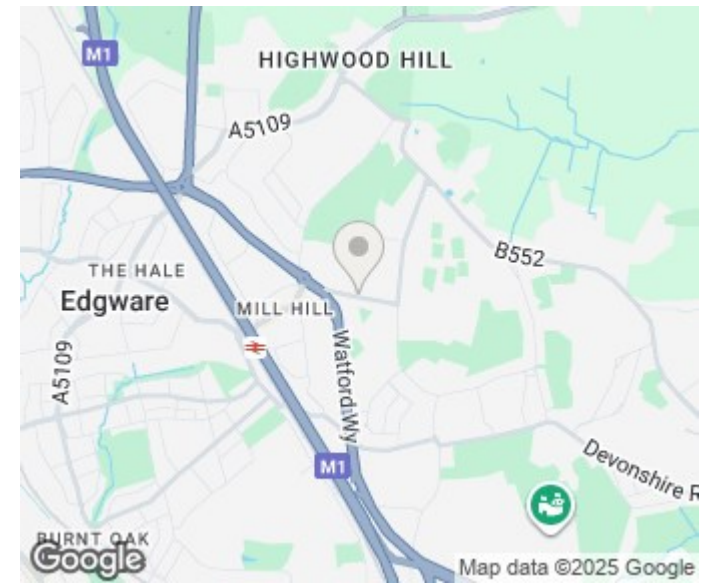
**david harris & co**

### 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). © nHzecom 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**