



## Garrick Park, London, NW4 1JN

Guide Price £450,000 - Leasehold - Share of Freehold

Guide Price £450,000 - £460,000 - Charming chain free, two double bedroom ground floor property located in the sought-after Garrick Park. Garrick Park is a cul-de-sac off Holders Hill Road, opposite Holders Hill Avenue. This delightful flat boasts a cosy reception room and dining room, perfect for relaxing or entertaining guests. With two double bedrooms, ample space for a small family, guests, or even a home office, private garden, allocated parking space and garage.

The property is in need of modernisation but offers comfortable, convenient living space, peaceful surroundings and is in close proximity to local amenities, making it an ideal location for those looking for a balance between city life and tranquillity. Whether you enjoy leisurely walks in the park or exploring the nearby shops and cafes, this area has something for everyone.

Contact us today to arrange a viewing and experience the charm of Garrick Park living for yourself.

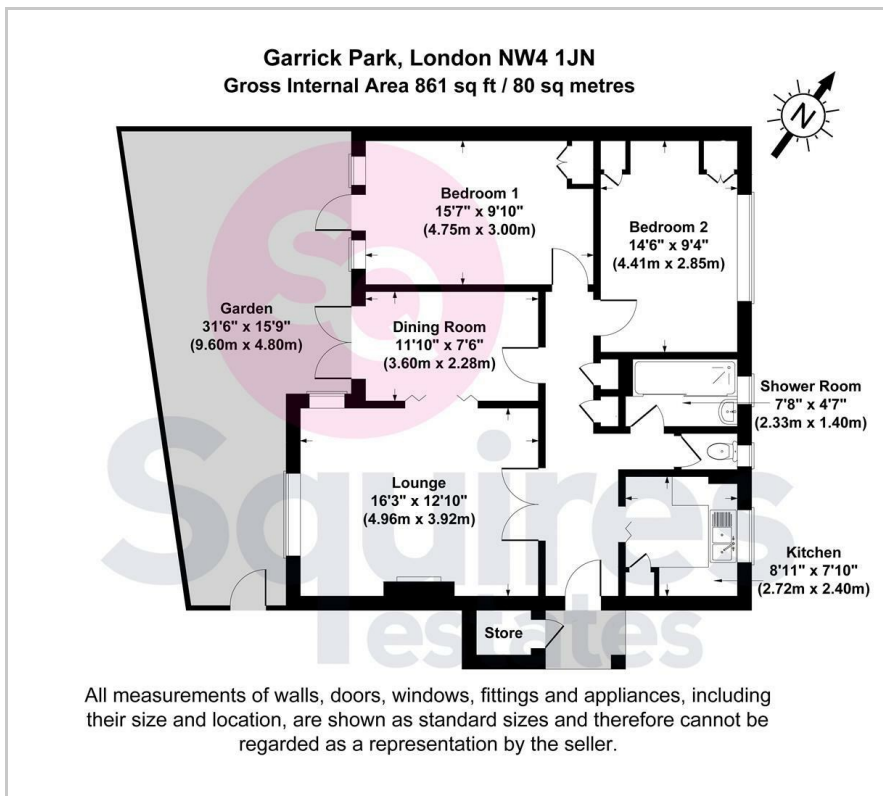
Leasehold - Share of Freehold  
Ground Rent: N/A  
Service Charge: £350 per quarter

- Chain free
- Ground floor
- 2 bedrooms
- Private garden
- Quiet location
- Garage and allocated parking space
- Barnet council tax d
- Share of freehold





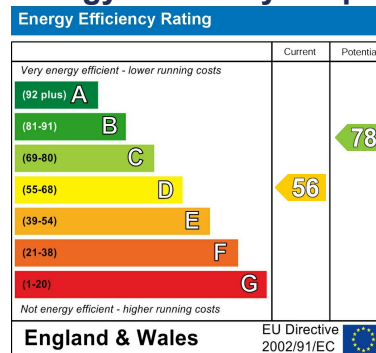
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

