



## Holders Hill Road, Hendon, NW4 1LD

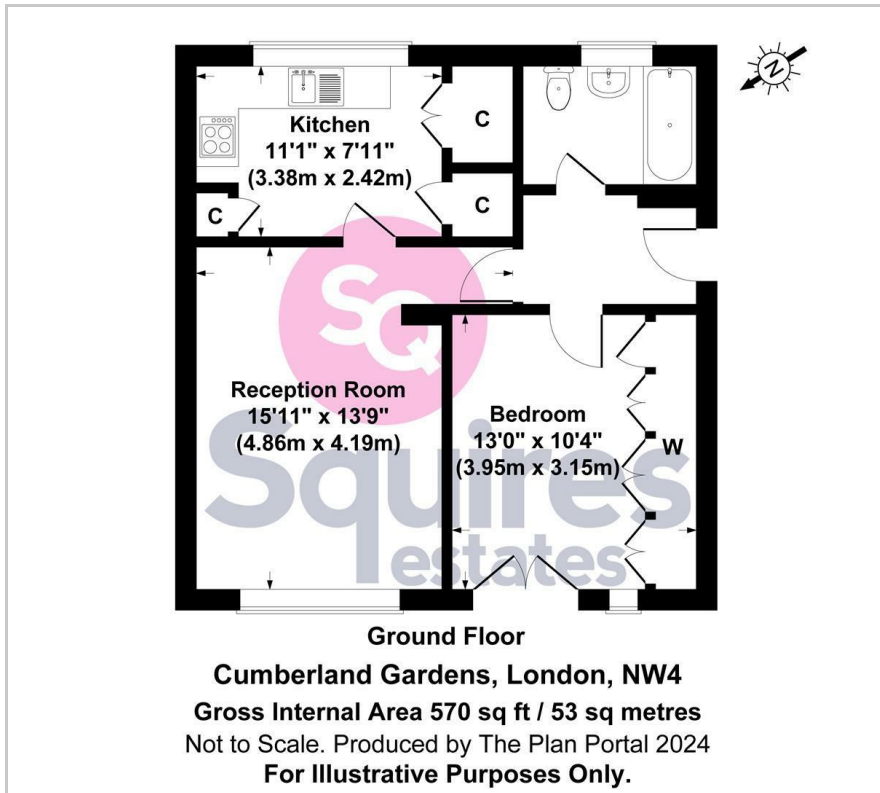
£285,000 - Leasehold - Share of Freehold

\* Chain Free \* A good size one bedroom flat on the ground floor of this purpose built block. Benefits include a balcony, communal gardens and off street parking. The flat is in need of modernisation throughout. Offers a near 16' reception room and 11' separate kitchen. The apartment comes with long 994 year lease. Perfect for 1st time buyers or rental investors.

Lease: Share of freehold - 994 Years remaining on lease  
Ground Rent: Peppercorn  
Service Charge: Approximately £1500 a year  
Council tax band C

- Purpose built flat
- One double bedroom
- Ground floor
- Close to local amenities
- Well maintained gardens
- In need of modernisation
- Council tax band C
- Chain free

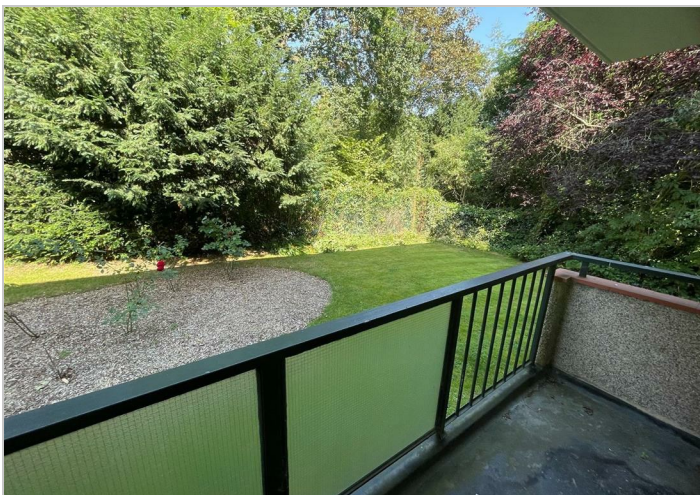
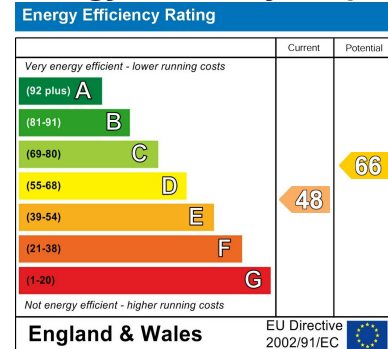
## Floor Plan



## 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

