



## Holders Hill Road, London, NW4 1LP

£1,900 Per Month -

Ground Floor 2-Bed Flat with Balcony – Available 01/12/2025

A spacious 2 double bedroom flat located on the ground floor of a well-maintained purpose-built block, ideally situated close to Windsor Open Space and a parade of local shops.

The property boasts a spacious 24ft reception room with direct access to a private balcony, a brand new fully fitted kitchen, a separate guest WC and a stylish modern bathroom with a separate shower unit. Both bedrooms come with fitted wardrobes and the flat offers extensive storage throughout, as well as access to beautifully maintained communal gardens.

Contact Squires Estates today to arrange a viewing!

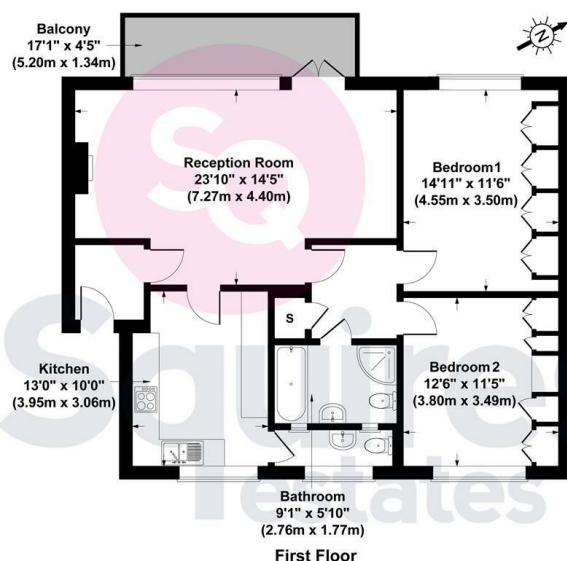
Deposit: £2,192  
Barnet Council Tax Band D

- Ground floor
- Two Spacious Double Bedrooms
- Generous 24ft Reception Room
- Brand New Fully Fitted Kitchen
- Bathroom with Separate Shower Unit
- Additional Guest WC
- Offered Furnished or Unfurnished
- Access to Beautifully Maintained Communal Gardens
- Available 01/12/2025
- Barnet Council Tax Band D



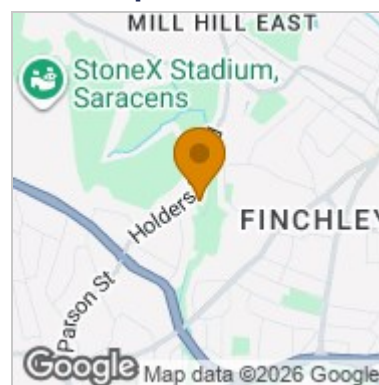
## Floor Plan

Freeland Park, Holders Hill Road Hendon, NW4 1LP  
Gross Internal Area 958 sq ft / 89 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph

### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.

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### Hendon Branch

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### Mill Hill Branch

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