





## Holders Hill Road, London, NW7 1LP

£425,000 - Leasehold - Share of Freehold

\*\*CHAIN FREE\*\* A fantastic 2 bedroom first floor maisonette situated only 0.4 miles from Mill Hill East Tube station and extremely close to local shops. The property features an 18ft reception room with wood flooring and bay window and benefits include a large patio and garden to the rear, extensive storage and a modern kitchen and bathroom. The flat would make an ideal first time purchase.

Lease: Share of Freehold with a lease of approx. 976 years

Ground Rent: N/A

Service Charge: £75 per month (£900 per annum) inclusive of building insurance

- Maisonette
- 2 bedrooms
- Private garden
- Chain free
- Close to Tube
- Close to shops
- Ideal first time purchase
- Barnet council tax band D

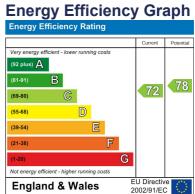


### **Floor Plan**

# Approximate Gross Internal Area 696 sq ft - 65 sq m Living Room 18'6 x 11'0 5.65 x 3.35m Ground Floor First Floor PINK PLAN

### **Area Map**













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 firms employment has the authority to make or give any representation or warranty in respect of the











