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Holders Hill Road, London, NW4 1JY

£950,000 - Leasehold - Share of Freehold

****CHAIN FREE**** A stunning and rarely available 3 double bedroom penthouse apartment situated on the third floor of this popular purpose built block set back from Holders Hill Road. Boasting 1751 sq ft of accommodation the property features a fantastic open-plan reception and dining room with dome skylight and benefits include two terraces running along the entire length of the flat on both sides (each over 40ft long), a 15ft eat-in kitchen, a 17ft master bedroom with large en-suite bathroom, extensive storage throughout, air conditioning, a separate shower room and a utility room. The block's amenities include a passenger lift, a caretaker and communal gardens and the flat also comes with a double length garage.

Lease: Share of Freehold with a lease of approx. 962 years

Ground Rent: N/A

Service Charge: Approx. £7844.26 per annum

- 1751 sq ft penthouse apartment
- 3 double bedrooms
- 2 bathrooms (1 en-suite) + utility
- 2 large terraces
- Extensive storage
- Double length garage
- Lift
- Caretaker
- Chain free
- Barnet council tax band G



Approximate Gross Internal Area 1751 sq ft - 163 sq m

The floor plan for the Third Floor shows a central yellow-colored area containing a large Dining Room (19'11" x 14'8", 6.05 x 4.46m) and a Living Room (19'7" x 13'7", 5.97 x 4.15m). To the left of the central area is a light blue-colored section with a Kitchen (15'6" x 10'11", 4.72 x 3.32m), a Bathroom (5'11" x 4'9", 1.84 x 1.45m), and a Utility room (5'1" x 4'9", 1.54 x 1.45m). Further left is a light orange-colored section with two Bedrooms: one measuring 17'2" x 12'5" (5.24 x 3.73m) and another measuring 15'4" x 10'7" (4.68 x 3.22m). A Balcony (4'11" x 5'5", 1.27 x 1.65m) is located between the two bedrooms on the left. To the right of the central area is another light orange-colored section with a Bedroom measuring 14'1" x 11'4" (4.28 x 3.46m). A Terrace (45'8" x 14'1", 13.91 x 4.29m) is located to the right of the central area. The plan also shows several staircases (St) and a central corridor area. The entire floor is surrounded by a green hatched border. A north arrow is located in the top right corner.

Third Floor

A map snippet from Google Maps showing the location of StoneX Stadium, Saracens. The stadium is marked with a green icon and labeled. An orange pin is placed on the road near the stadium. The road is labeled B552 and A504. The area is labeled FINCHLEY. The map data is from 2025.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		80	82
England and Wales		EU Directive 2002/91/EC	



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