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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 Dining Room (19'11" x 14'8", 6.05 x 4.46m) and a large Terrace (45'8" x 14'1", 13.91 x 4.29m). Surrounding these are several bedrooms: a top-left Bedroom (17'2" x 12'5", 5.24 x 3.73m), a top-right Bedroom (15'6" x 10'11", 4.72 x 3.32m), a bottom-left Bedroom (15'4" x 10'7", 4.68 x 3.22m), and a bottom-right Bedroom (14'1" x 11'4", 4.28 x 3.46m). A Kitchen (15'6" x 10'11", 4.72 x 3.32m) is located near the top center. A Living Room (19'7" x 13'7", 5.97 x 4.15m) is on the right. A Balcony (4'11" x 5'5", 1.27 x 1.65m) is on the left. A Utility room (5'1" x 4'9", 1.54 x 1.45m) is at the bottom center. The plan also includes a Bathroom, a WC, and several staircases (St) and a lift (L). The property is surrounded by a green hatched area representing the garden or terrace. 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 location pin is placed on the road labeled B552. Other visible labels include 'Great N.Wy.', 'A504', and 'FINCHLEY'. The Google logo and 'Map data ©2025 Google' are at the bottom.

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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