



## Holders Hill Road, London, NW4 1LH

£550,000 - Leasehold

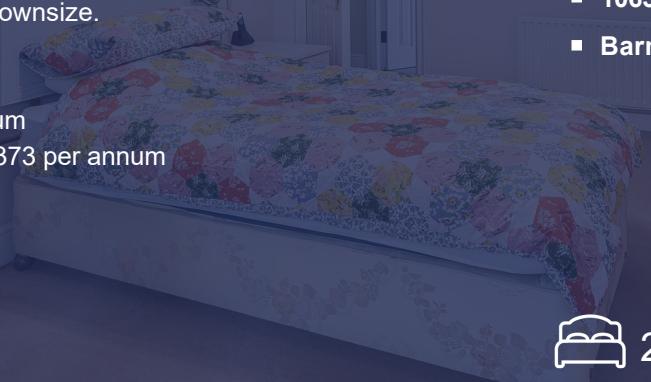
**\*\*CHAIN FREE\*\*** A 1065 sq ft 2 double bedroom apartment situated on the first floor of this extremely well regarded gated block on Holders Hill Road. The property features a 17ft reception room with direct access to a private terrace and further benefits include a 15ft master bedroom with built-in cupboards, en-suite bathroom and access to a second terrace, a 13ft kitchen/breakfast room, built-in cupboards to the second bedroom, a shower room, well maintained communal gardens, a passenger lift and a garage. The flat is offered on a chain free basis and would especially appeal to those looking to downsize.

Lease: Approx. 95 years

Ground Rent: £400 per annum

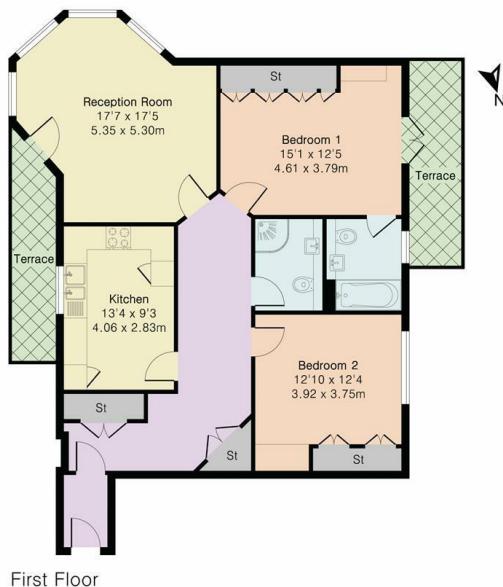
Service Charge: Approx. £3373 per annum

- Purpose built
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- 2 terraces
- Garage
- Chain free
- 1065 sq ft
- Barnet council tax band F



## Floor Plan

Approximate Gross Internal Area 1065 sq ft - 99 sq m



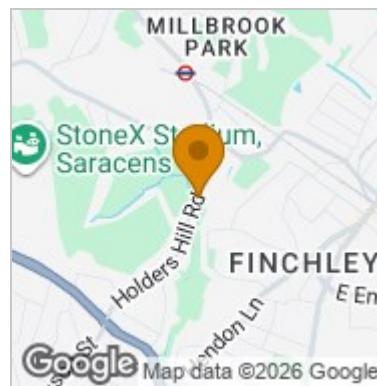
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

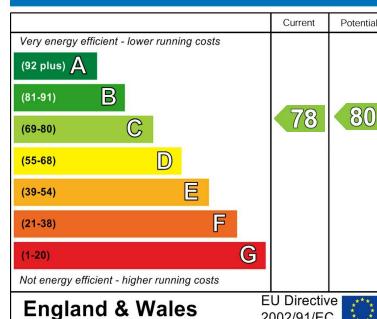


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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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