



## Holders Hill Road, London, NW4 1LH

£595,000 - 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

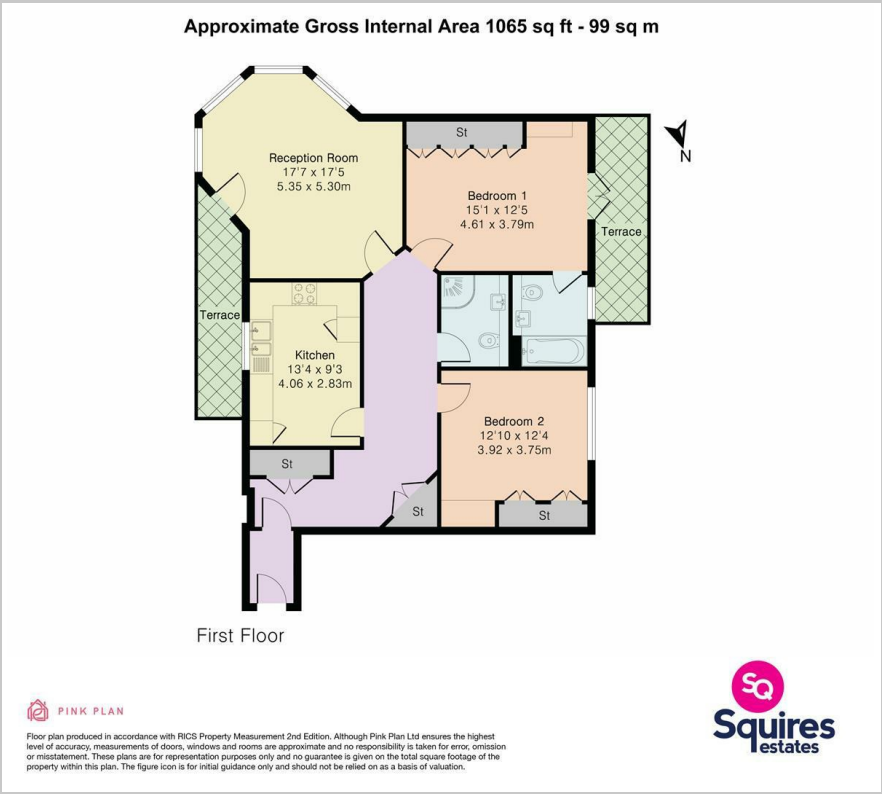
Service Charge: Approx. £3373 per annum

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





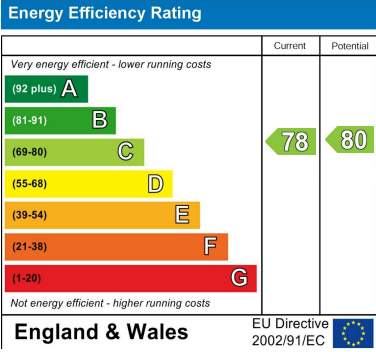
Floor Plan



Area Map



Energy Efficiency Graph



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 property.