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Holders Hill Road, Hendon, NW4 1JT

£450,000 - Leasehold

****CHAIN FREE**** A spacious 3 bedroom top (second) floor flat situated within this popular purpose built block set back from Holders Hill Road. The property features a 16ft reception room overlooking Hendon Golf Course and benefits include a 12ft kitchen/breakfast room, a 15ft master bedroom, a separate guest WC. and double glazing throughout. The block boasts communal gardens and communal off street parking.

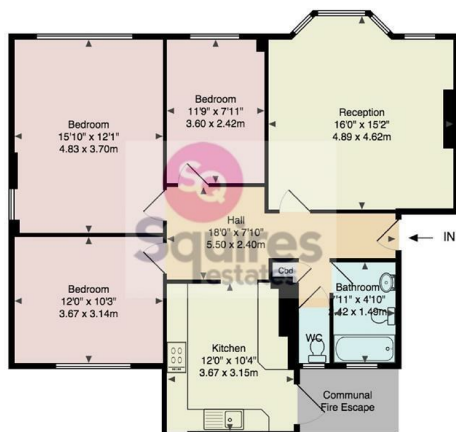
Lease: Approx. 165 years
Ground Rent: Peppercorn
Service Charge: Approx. £3000 per annum

- Purpose built
- 3 bedrooms
- 12ft kitchen/breakfast room
- Guest W.C.
- Chain free
- Communal gardens
- Communal off street parking
- Barnet council tax band D



Floor Plan

Fernside Court NW4



Second Floor

Total Area: 936 ft² ... 87.0 m²

Dimensions are approximate for display purposes only. (c) Peninsula Surveys Ltd.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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