

## Flat 1, Ullswater Court, 92 Holders Hill Road – NW4 1LN

£850,000 Leasehold

Squires Estates are pleased to offer this stunning ground-floor duplex, presenting an outstanding opportunity to own a contemporary and spacious home with its own private entrance.

Finished to an exceptional standard throughout, the property features a sleek galley kitchen complete with high-quality integrated appliances. The bright and airy open-plan living and dining space is enhanced by stylish Parador flooring, modern recessed lighting, and chic vertical panel radiators. A Juliet balcony overlooks beautifully landscaped communal gardens, adding to the property's charm.

The accommodation includes three well-proportioned bedrooms, with the impressive principal suite benefiting from a luxurious walk-in wardrobe and a modern en-suite shower room. A contemporary family bathroom and an allocated parking space complete this remarkable home.

Situated in a highly desirable location, the property is offered chain-free and with vacant possession, making it an excellent choice for both homebuyers and investors.

For more details or to arrange a viewing, please contact Squires Estates today.

Share of Freehold: New lease to be granted on completion

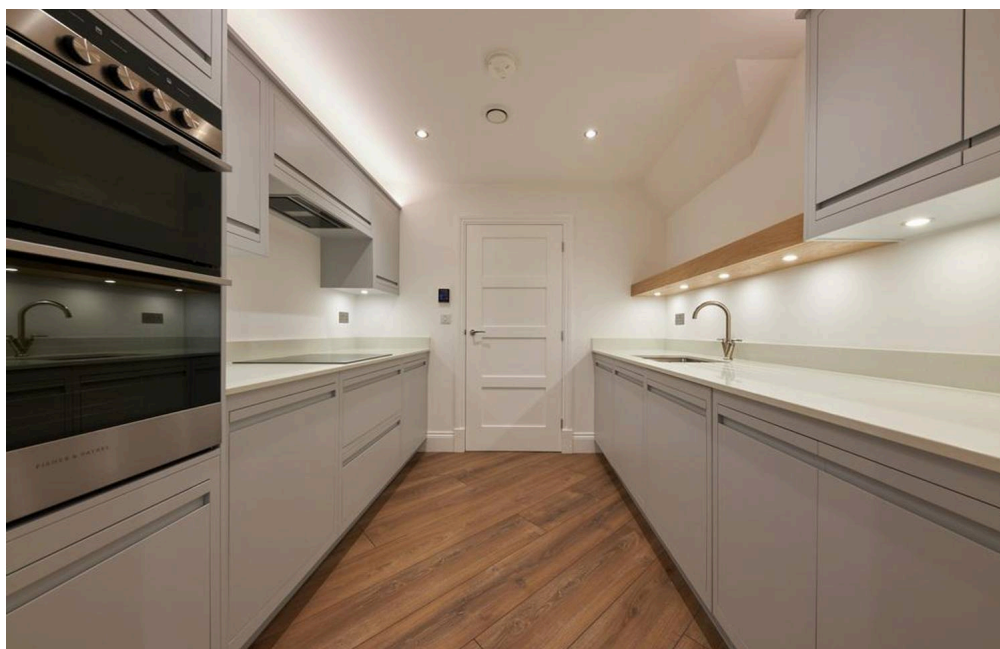
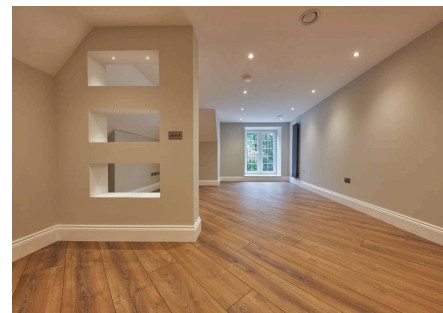
Ground Rent: Peppercorn

Service Charge: Approx £4016.00 per annum

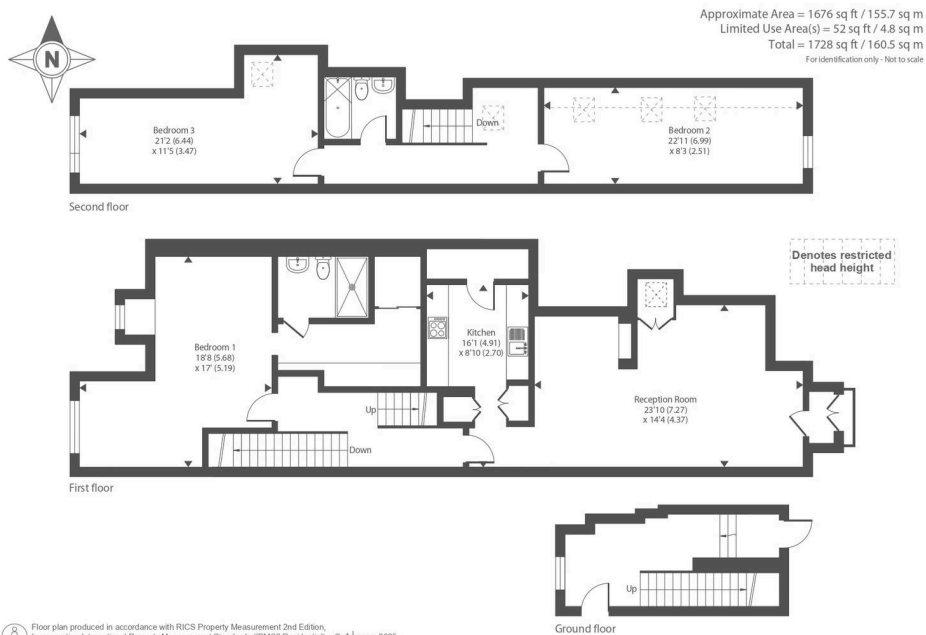
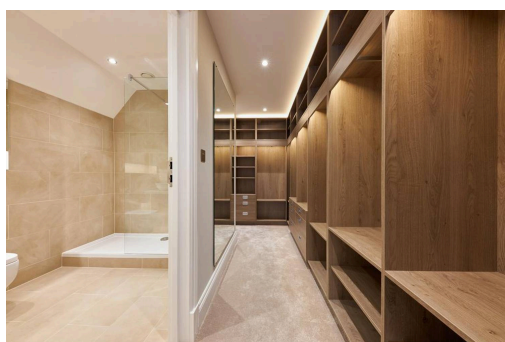
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Three bedrooms
- Duplex apartment
- Underground parking
- Two bathrooms
- Council tax band G
- Walk in wardrobe
- Chain free
- Communal gardens



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2025. Produced for Chancellors Estate Agents. REF: 1273356