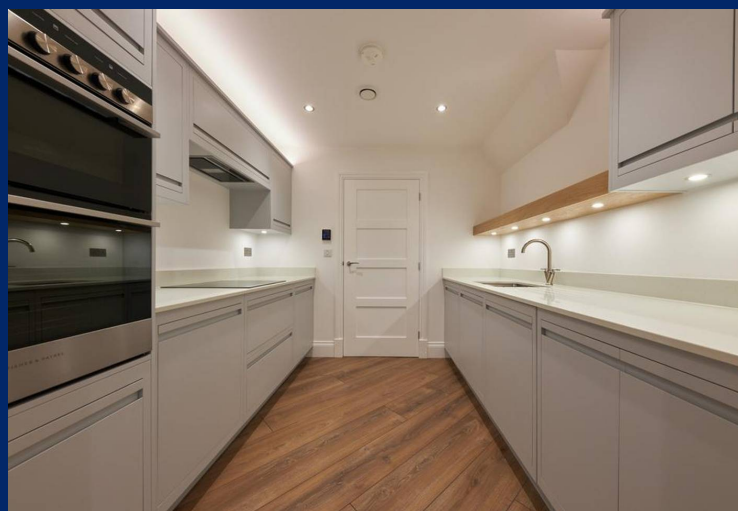
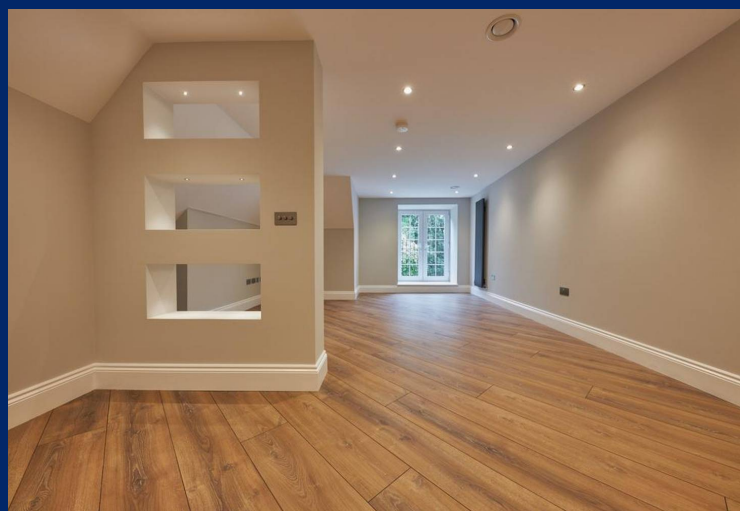




Ullswater Court, Holders Hill Road – NW4

£770,000 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.

Share of Freehold: New lease to be granted on completion

Ground Rent: Peppercorn

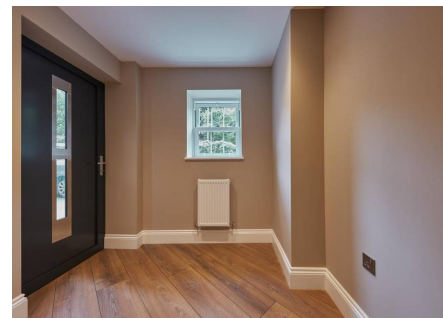
Service Charge: Approx £4016.00 per annum

Council Tax band: G

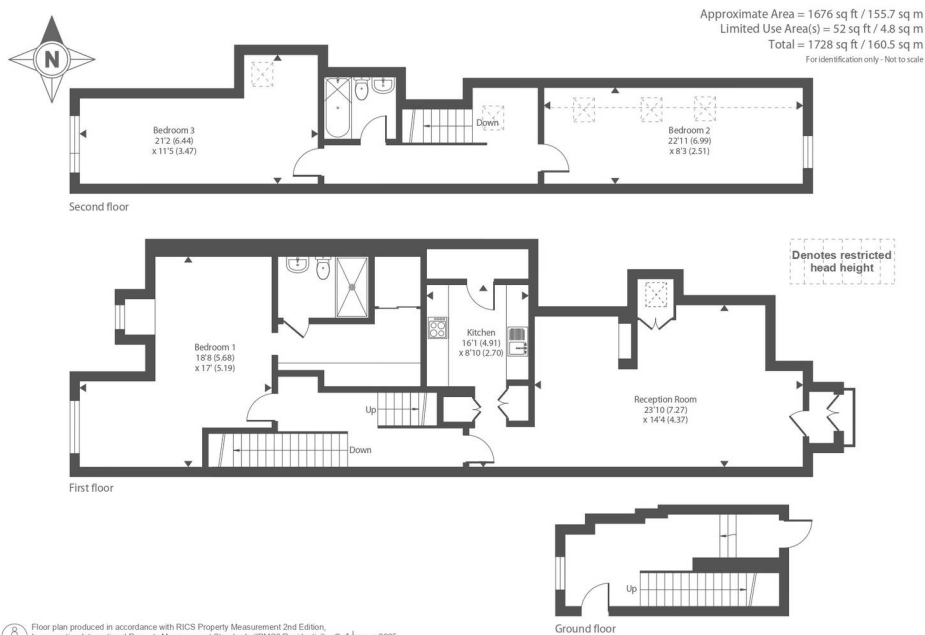
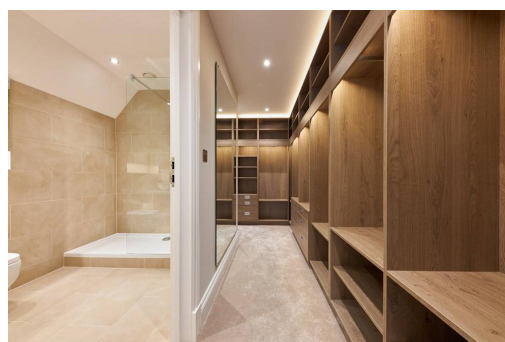
Tenure: Leasehold

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). ©richcom 2025. Produced for Chancellors Estate Agents. REF: 1273359