



**HOLBORN CLOSE LONDON NW7**  
*£39,000 PER MONTH AVAILABLE 18/05/2024*


**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Holborn Close London NW7**

**£39,000 Per Month  
Furnished**

 **4 Bedrooms**  
 **4 Bathrooms**  
 **4 Receptions**

## Features

Four Bedrooms, Spa, Gym and Sauna,  
Private Patio, Parking and Concierge,  
Council Tax Band H

## Council Tax

Council Tax Band H

## Hamptons

1370 High Road  
London, N20 9BH  
020 8045 2888  
WhetstoneLettings@hamptons.co.uk  
www.hamptons.co.uk

## The Property

SHORT LET - ALL BILLS INCLUDED\* This uniquely restored building extends over 8000 sq. ft, featuring original granite pillars with carved finials and 45ft high vaulted ceilings, which frame the luxurious open plan living space. The spectacular central space of The Chapel has been retained to create a vast open plan living area, bridged by breath-taking vaulted ceilings, and a beautifully crafted kitchen by leading Italian designer Pedini. A vast dining area, beautifully lit by low level lighting, and a dramatic curved gallery/living space with original windows provides 180 degree panoramic views over the historic lawns and London beyond. Benefitting from a bespoke design. The Chapel has a private gym, luxurious spa with a sauna and steam room. making it the perfect oasis for you to unwind.

## Location

For over 150 years, St Joseph's College was a cherished local landmark, an extraordinary architectural statement set on a commanding hilltop position on the fringes of Mill Hill Village. Over the decades St Joseph's College became a major feature of Mill Hill life. Today, this remarkable building has been awarded Grade II listed status, appreciated and acclaimed for its architectural historical and aesthetic properties. Truly somewhere very special, and quite unique, to call home. Mill Hill boasts a number of high achieving schools including Mill Hill School which offers education to both boys and girls along with an option for full day boarding. From nearby Mill Hill Broadway station you can travel to St Pancras International in just

14 minutes, conveniently connecting you to the Piccadilly, Metropolitan, Circle, Victoria and Northern line tube services. If you need to travel further afield, St Pancras is, of course, also London's Eurostar Terminal. From here Paris is only 2 hours 15 minutes away and Brussels just under 4 hours. If you need to fly, Heathrow Airport and London City Airport are both under 20 miles away by road. St Joseph's Gate sits surrounded by seven acres of private and secluded grounds, offering superb views over London. Being lovingly restored to their former glory, these parkland grounds incorporate formal gardens, turfed lawns, box hedgerows and wooded areas, providing luxuriant outdoor spaces as magnificently varied as the apartments themselves.



# THE CHAPEL

Approximate Gross Internal Area (including reduced headroom/void)

Ground Floor = 4400 sq. ft (406.6 sq. m)

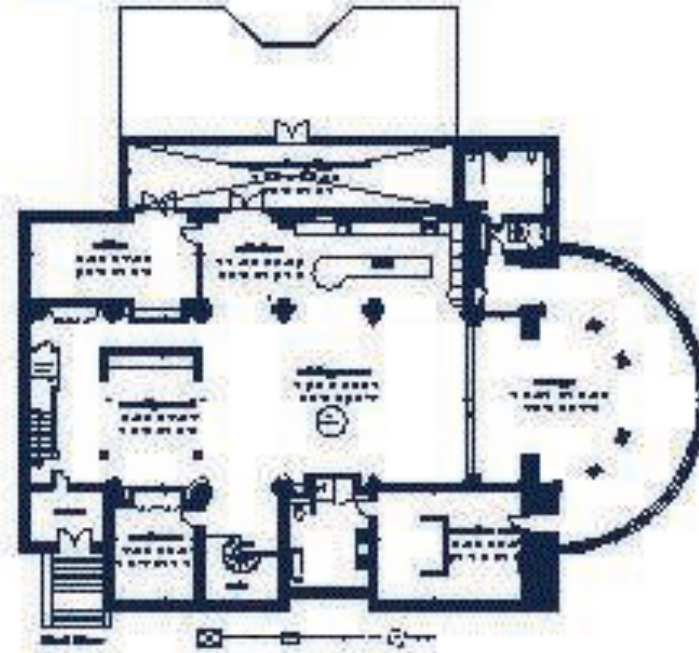
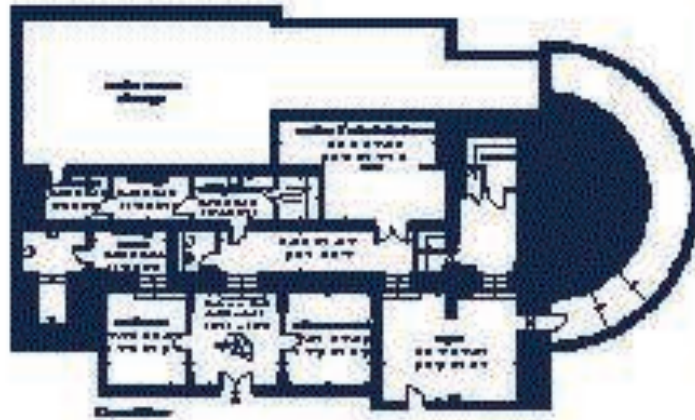
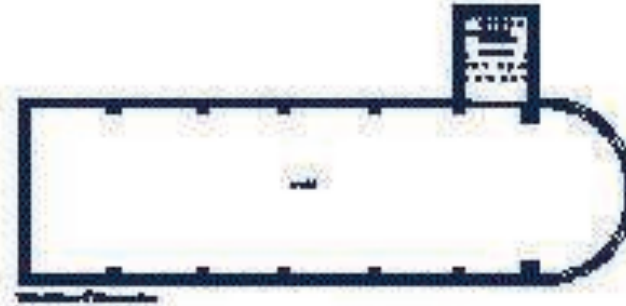
First Floor = 1005 sq. ft (92.9 sq. m)

Second Floor (including of Mezzanine) = 422 sq. ft (39.2 sq. m)

Total Gross of Mezzanine = 128 sq. ft (11.8 sq. m)

Reduced headroom = 11 sq. ft (1.0 sq. m)

Total = 10165 sq. ft (942.5 sq. m)



This is a general guide only. The drawings are not to scale. The dimensions are approximate. If you require more information please contact the landlord. The information is provided for your information only and should not be relied upon for any purpose.

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
48-55	A		
45-47	B		
40-44	C		
35-39	D		
29-34	E	44	46
23-28	F		
1-22	G		
<small>For more information on energy ratings visit <a href="http://www.gov.uk/government/organisations/energy-efficiency">www.gov.uk/government/organisations/energy-efficiency</a></small>			
<small>EU Directive 2002/91/EC</small>			
<small>England &amp; Wales</small>			



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