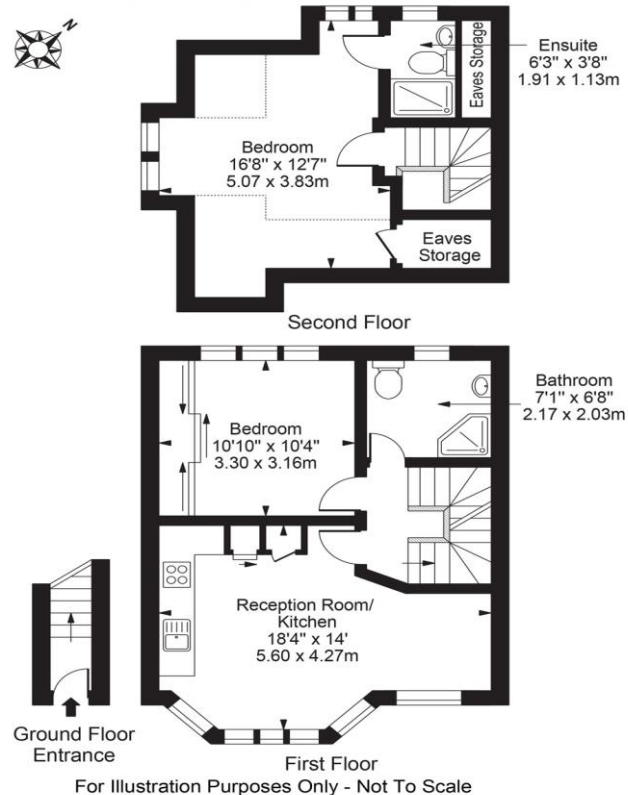




**Holders Hill Drive, London, NW4 1NJ**

## Holders Hill Drive, NW4 1NJ

Approx. Total Internal Area 727 Sq Ft - 67.51 Sq M  
(Including Eaves Storage & Restricted Height Area)  
Approx. Gross Internal Area 631 Sq Ft - 58.63 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## welcome to Holders Hill Drive, London,

- Two Bedroom Maisonette
- Two Bathrooms (one en-suite)
- Recently Completely Refurbished
- Mill Hill East Tube Station 0.9 Miles
- Long Lease

Tenure: Leasehold

EPC Rating: D

# £550,000



Situated along a tree lined road you will find this recently completely refurbished two bedroom duplex maisonette. This could be an ideal home for a first time buyer or a great investment opportunity.

This two bedroom converted flat is offered in excellent condition. Upon entering your own front door you will find one bedroom, the fitted family bathroom and open plan kitchen/reception room on the first floor. As you reach the top floor you will find the master bedroom with en-suite shower room and ample eaves storage. This property is in close proximity to desirable local schools as well as Dollis Brook and Windsor Open Space. Mill Hill Tube Station is located 0.9 miles away with Finchley Central Tube Station & Hendon Central Tube Station located 1.0 mile away.

**view this property online** [barnardmarcus.co.uk/Property/NFY107599](https://www.barnardmarcus.co.uk/Property/NFY107599)

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Nov 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
NFY107599 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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