



Holders Hill Road, Mill Hill, NW7 1ND  
Asking Price £450,000 Leasehold Council Tax Band E

**REAL ESTATES**  
Est. 1981

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Real Estates are pleased to offer for sale this TWO BEDROOM TWO BATHROOM first floor flat with a PRIVATE BALCONY situated on the popular Holders Hill Road in Mill Hill East.

This apartment, set in a small residential block, is presented in good condition throughout, benefitting from SECURE GATED PARKING and DOUBLE GLAZING.

Royal Court is a short walk away from Mill Hill East Underground Station, Waitrose, Virgin Active Gym and the plethora of shops on both Thornfield Parade and Holders Hill Circus.

LEASE 118 YEARS REMAINING

GROUND RENT £400 PA

SERVICE CHARGE £2,040.32 PA

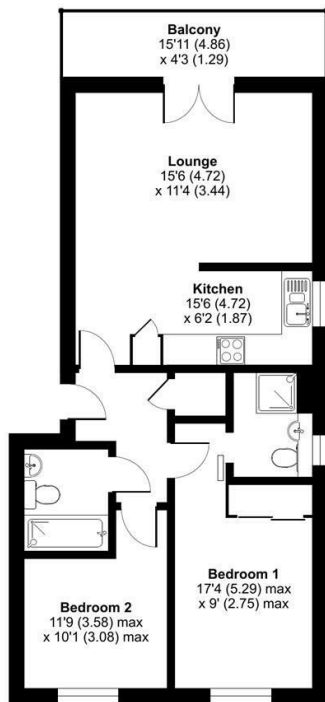




# **Holders Hill Road, London, NW7**

Approximate Area = 655 sq ft / 60.8 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (92-100)                                  |         |           |
| B (81-91)                                   | 80      | 81        |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |



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