



Holders Hill Road, Hendon, NW4 1LR

£750,000 - Leasehold - Share of Freehold

**** CHAIN FREE**** A rare opportunity to purchase this 3 double bedroom, 2 bathroom apartment situated on the first floor of this luxury purpose built block. Boasting 1445 sq ft of accommodation, the property features a 24ft reception/dining room with direct access to a private balcony. Further benefits include a 15ft kitchen/breakfast room, a 15ft master bedroom with dressing area and en-suite bathroom, a utility cupboard, an allocated parking space behind electric gates, underfloor heating throughout and a passenger lift. The flat is located almost adjacent to Windsor Open Space, 0.3 miles from a parade of shops and would make an ideal purchase for a family or for those looking to downsize.

Lease: Share of Freehold with a lease of 999 years from and including 1st January 2013

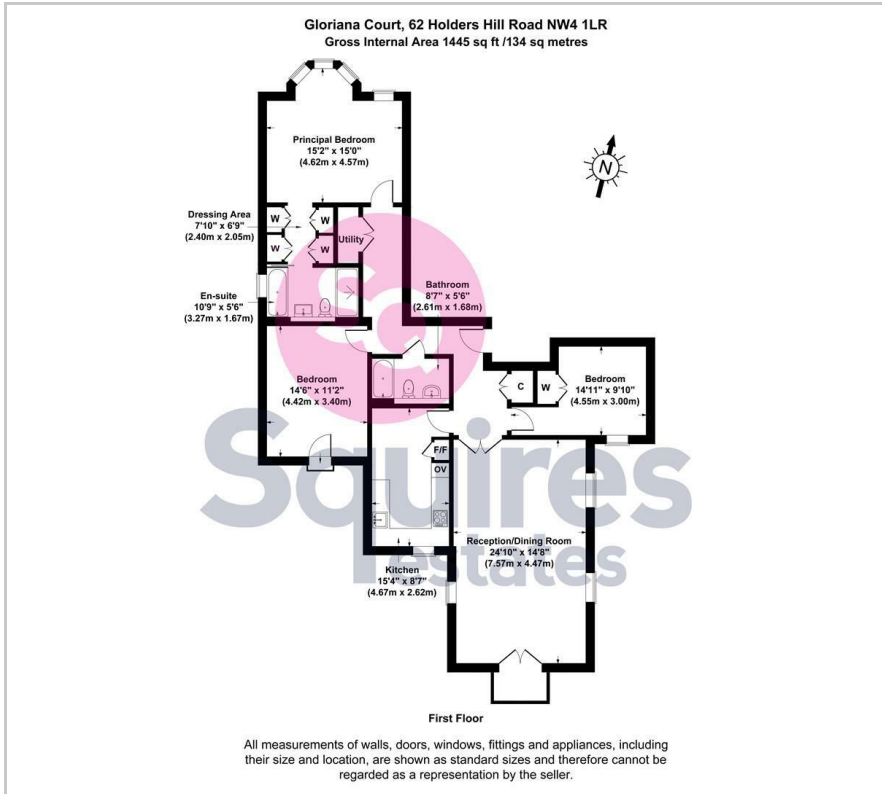
Ground Rent: Peppercorn

Service Charge: Approx. £5000 per annum inclusive of reserve fund contribution

Barnet Council Tax Band E

- Purpose built
- 3 double bedrooms
- 2 bathrooms (1 en-suite)
- Balcony
- Secure parking space
- Lift
- Chain free
- Close to park

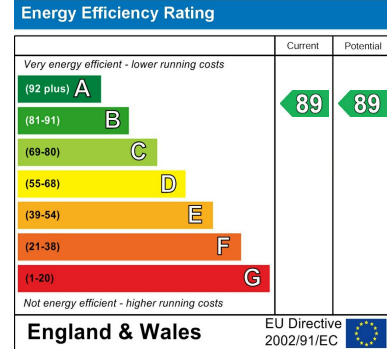
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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