



## Holdes Hill Road, London, NW4 1LT

£1,100,000 - Leasehold - Share of Freehold

**\*\* CHAIN FREE\*\*** a rare opportunity to purchase this fabulous 3 double bedroom flat situated on the first floor of this luxury purpose built block. Boasting over 1600 sq ft of accommodation the property features a large, spacious lounge with access to private balcony, separate eat-in kitchen and guest wc. The master bedroom has a large bathroom, dressing area and balcony. The other two bedrooms both have en suite shower rooms.

This magnificent property also benefits from share of freehold, lots of storage areas, passenger lift, 2 reserved parking spaces in secure car park and lovely communal gardens to the rear of the block overlooking Windsor Open Space. This would make an ideal purchase for a family or for those looking to downsize.

Lease: Share of Freehold with approx. 982 years remaining

Ground Rent: N/A

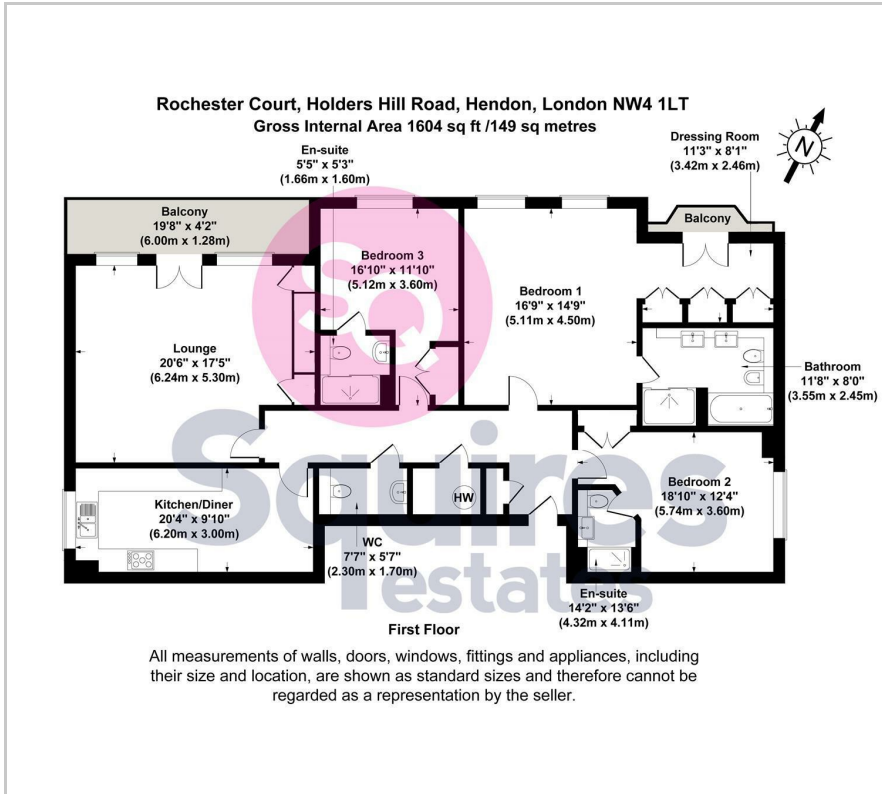
Service Charge: £6760 per annum

Barnet Council Tax Band G

- Chain free
- 3 double bedrooms
- 3 en suites
- 2 private balconies
- 2 parking spaces
- Communal gardens
- Share of freehold
- Barnet Council Tax Band G



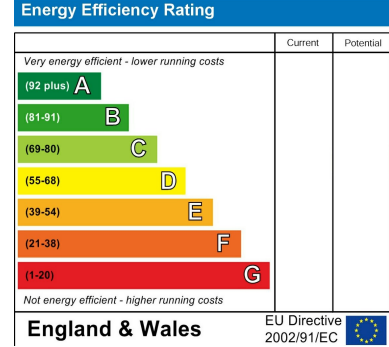
# Floor Plan



# 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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