



Holden Hill Road, London, NW4 1JY

£850,000 - Leasehold - Share of Freehold

****CHAIN FREE**** A stunning and rarely available 3 double bedroom penthouse apartment situated on the third floor of this popular purpose built block set back from Holden Hill Road. Boasting 1751 sq ft of accommodation the property features a fantastic open-plan reception and dining room with dome skylight and benefits include two terraces running along the entire length of the flat on both sides (each over 40ft long), a 15ft eat-in kitchen, a 17ft master bedroom with large en-suite bathroom, extensive storage throughout, air conditioning, a separate shower room and a utility room. The block's amenities include a passenger lift, a caretaker and communal gardens and the flat also comes with a double length garage.

Lease: Share of Freehold with a lease of approx. 962 years

Ground Rent: N/A

Service Charge: Approx. £7844.26 per annum

- 1751 sq ft penthouse apartment
- 3 double bedrooms
- 2 bathrooms (1 en-suite) + utility
- 2 large terraces
- Extensive storage
- Double length garage
- Lift
- Caretaker
- Chain free
- Barnet council tax band G

Approximate Gross Internal Area 1751 sq ft - 163 sq m

The floor plan for the Third Floor is a complex layout with several rooms and a central open area. The rooms and their dimensions are as follows:

- Bedroom (top left): 17'2" x 12'6" (5.24 x 3.79m)
- Kitchen (top center): 15'6" x 10'11" (4.72 x 3.32m)
- Living Room (top right): 19'7" x 13'7" (5.97 x 4.15m)
- Dining Room (center): 19'11" x 14'8" (6.05 x 4.46m)
- Terrace (right): 45'8" x 14'1" (13.91 x 4.29m)
- Bedroom (bottom left): 15'4" x 10'7" (4.68 x 3.22m)
- Bedroom (bottom right): 14'1" x 11'4" (4.28 x 3.46m)
- Utility (bottom center): 5'1" x 4'9" (1.54 x 1.45m)
- Balcony (left): 4'11" x 5'5" (1.27 x 1.65m)

The plan also includes several stairwells (St) and a central area labeled 'B St'. The rooms are color-coded: bedrooms are orange, the kitchen and living room are yellow, the dining room is light blue, the terrace is green, and the utility room is purple. The balcony is light blue. The plan is surrounded by a green hatched border.

Third Floor

A map snippet from Google Maps showing the location of StoneX Stadium, Saracens. The stadium is marked with a green icon and labeled. An orange pin is placed on Holders Hill Road. Other labels include 'Great N.Wy.', 'Finchley', and 'Map data ©2025 Google'.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		80	82
England and Wales		EU Directive 2002/91/EC	



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