



Holders Hill Road, London, NW4 1LN

£900,000 - Share of Freehold

Squires Estates are pleased to offer this stunning ground-floor duplex, presenting an outstanding opportunity to own a contemporary and spacious home with its own private entrance.

Finished to an exceptional standard throughout, the property features a sleek galley kitchen complete with high-quality integrated appliances. The bright and airy open-plan living and dining space is enhanced by stylish Parador flooring, modern recessed lighting, and chic vertical panel radiators. A Juliet balcony overlooks beautifully landscaped communal gardens, adding to the property's charm.

The accommodation includes three well-proportioned bedrooms, with the impressive principal suite benefiting from a luxurious walk-in wardrobe and a modern en-suite shower room. A contemporary family bathroom and an allocated parking space complete this remarkable home.

Situated in a highly desirable location, the property is offered chain-free and with vacant possession, making it an excellent choice for both homebuyers and investors.

For more details or to arrange a viewing, please contact Squires Estates today.

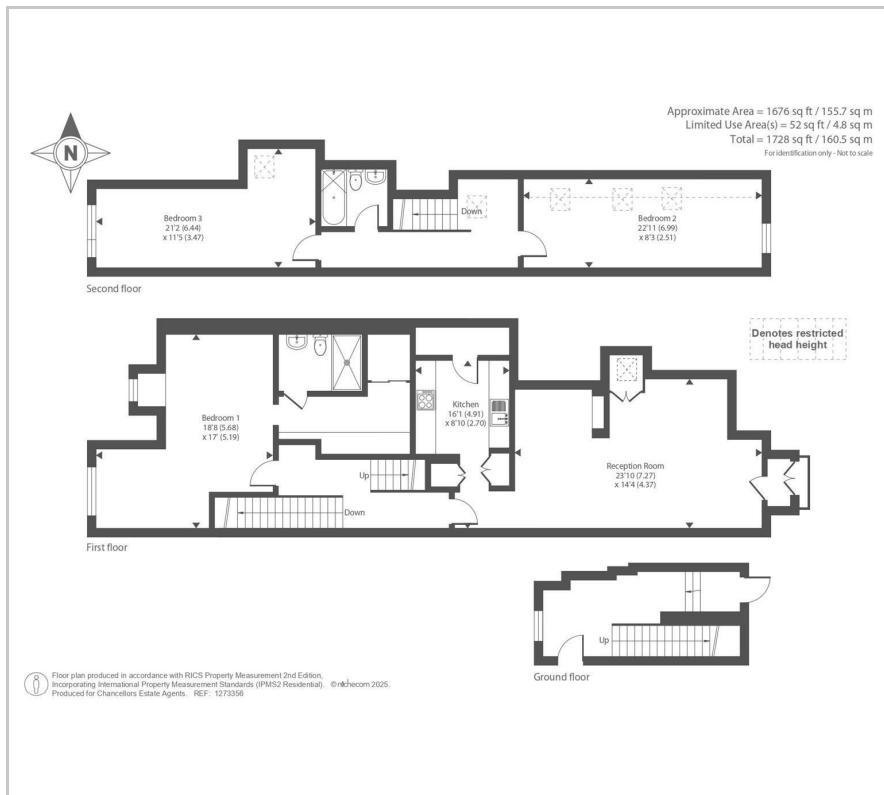
Share of Freehold: New lease to be granted on completion

Ground Rent: Peppercorn

Service Charge: Approx £4016.00 per annum

- **Three bedrooms**
- **Duplex apartment**
- **Underground parking**
- **Two bathrooms**
- **Council tax band G**
- **Walk in wardrobe**
- **Chain free**
- **Communal gardens**

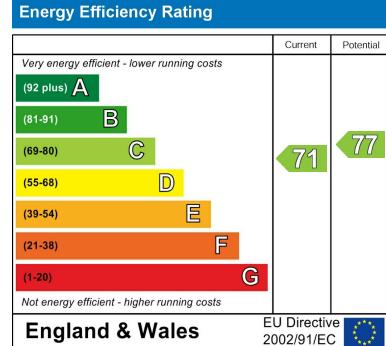
Floor Plan



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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