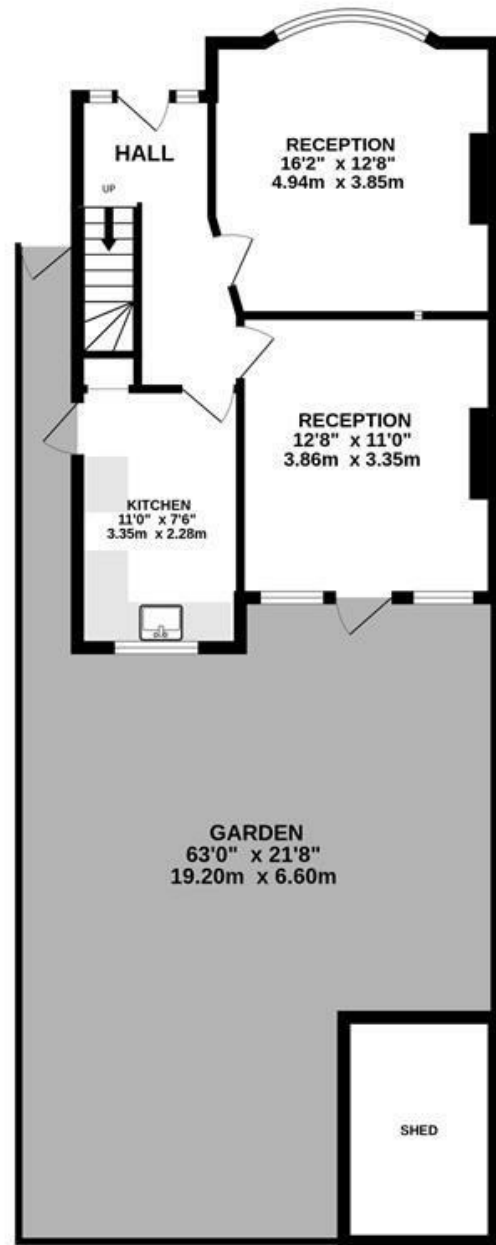


GROUND FLOOR

1ST FLOOR



(EXCLUDES GARAGE)

TOTAL FLOOR AREA: 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GRAVITY

estates

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## Holders Hill Avenue, London, NW4 1ES

Nestled on the desirable Holders Hill Avenue in Hendon, this three-bedroom semi-detached house presents an exciting opportunity for those looking to create their dream home.

While the house is in need of full refurbishment, it offers a blank canvas for imaginative buyers to transform it into a modern living space tailored to their tastes. The potential for a rear extension and loft conversion (subject to the necessary planning permissions), further enhances the possibilities for expansion and improvement.

The property comprises 2 reception rooms, kitchen with door leading to rear garden, 2 double bedrooms and a large single bedroom and bathroom with separate w/c.

One of the standout features of this property is the large rear garden, providing ample outdoor space.

Being sold chain free, this property allows for a smooth and straightforward purchase process. This house on Holders Hill Avenue is a fantastic opportunity to create a home that reflects your personal style and needs. Don't miss the chance to explore the potential this property has to offer.

Freehold

**£640,000**

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