

93 Holders Hill Road London, NW4



- Chain Free
- Two Large Terraces
 - Lift
- Utility Room
- Three Bedrooms
- Double length garage
 - Caretaker
 - Air Conditioning

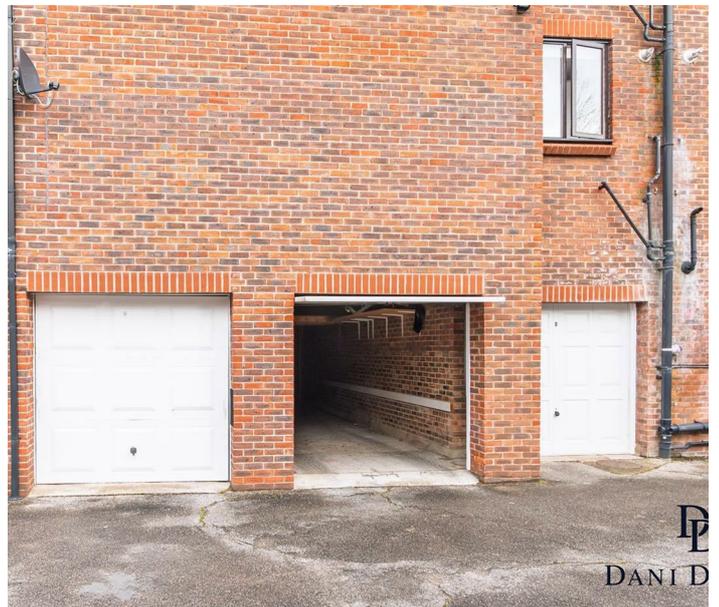
A rare opportunity to acquire this exceptional three double bedroom penthouse apartment, set on the third floor of a highly sought-after purpose-built block, quietly positioned back from Holders Hill Road.

Offering an impressive 1625 sq ft of living space, the property features a spacious open-plan reception and dining area, beautifully enhanced by a striking dome skylight. Two expansive terraces run along both sides of the apartment, providing wonderful outdoor space and natural light throughout. The eat in kitchen is perfect for everyday dining, while the generous principal bedroom includes a large en-suite bathroom. Additional benefits include a separate shower room, utility room, excellent storage, air conditioning and a double length garage.

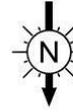
Residents enjoy well-maintained communal gardens, the convenience of a passenger lift and a caretaker.

Viewings highly recommended.

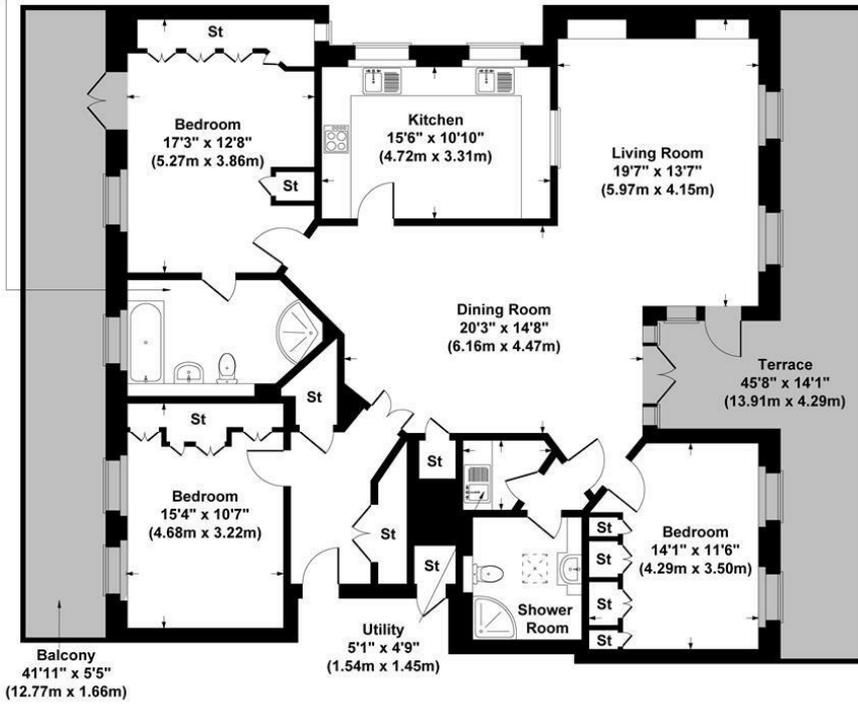
Asking price £850,000



Beaulieu House Holders Hill Road NW4 1JY
Gross Internal Area 1625 sq ft /151 sq metres
 (not including balcony area)



En-suite
 11'11" x 7'11"
 (3.63m x 2.42m)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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>			
England & Wales	EU Directive 2002/91/EC	80	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		