



RYDAL CLOSE

Holders Hill Road
 London NW4



Two double Bedrooms
EPC Rating: C

Price £450,000

A bright and spacious top floor apartment (947 sqft / 88 sqm) set within a quiet, tree-lined cul-de-sac in the highly sought-after Mill Hill East area.



This well-presented two double bedroom flat features a large reception room with direct access to a private balcony, a separate kitchen/breakfast room, utility room, family bathroom and additional WC. Further benefits include a detached garage, ample storage, communal gardens and off-street parking (first come, first served).

Ideally located within easy reach of Mill Hill East Underground Station, offering excellent transport links into Central London. The property is also close to local schools, shops, places of worship, and within walking distance of Dollis Brook and Windsor Open Space, providing beautiful green spaces.

Offered with a share of freehold and chain free, this is an ideal purchase for first-time buyers, downsizers or investors.



- Two Double Bedrooms
- Spacious Living Room
- Separate Kitchen/Breakfast area
- Private balcony
- Detached Garage
- Communal Gardens
- Utility Room
- 947 SQ Ft/88 SQ M of Living space
- Chain free

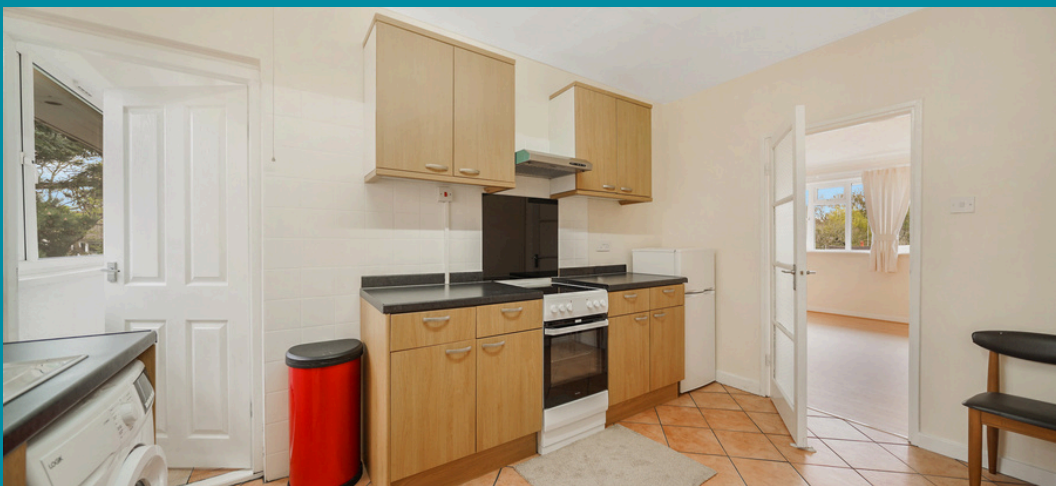




Hendon

Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some of the best restaurants in north London, while its popularity with families ensures there is a good selection of schools.

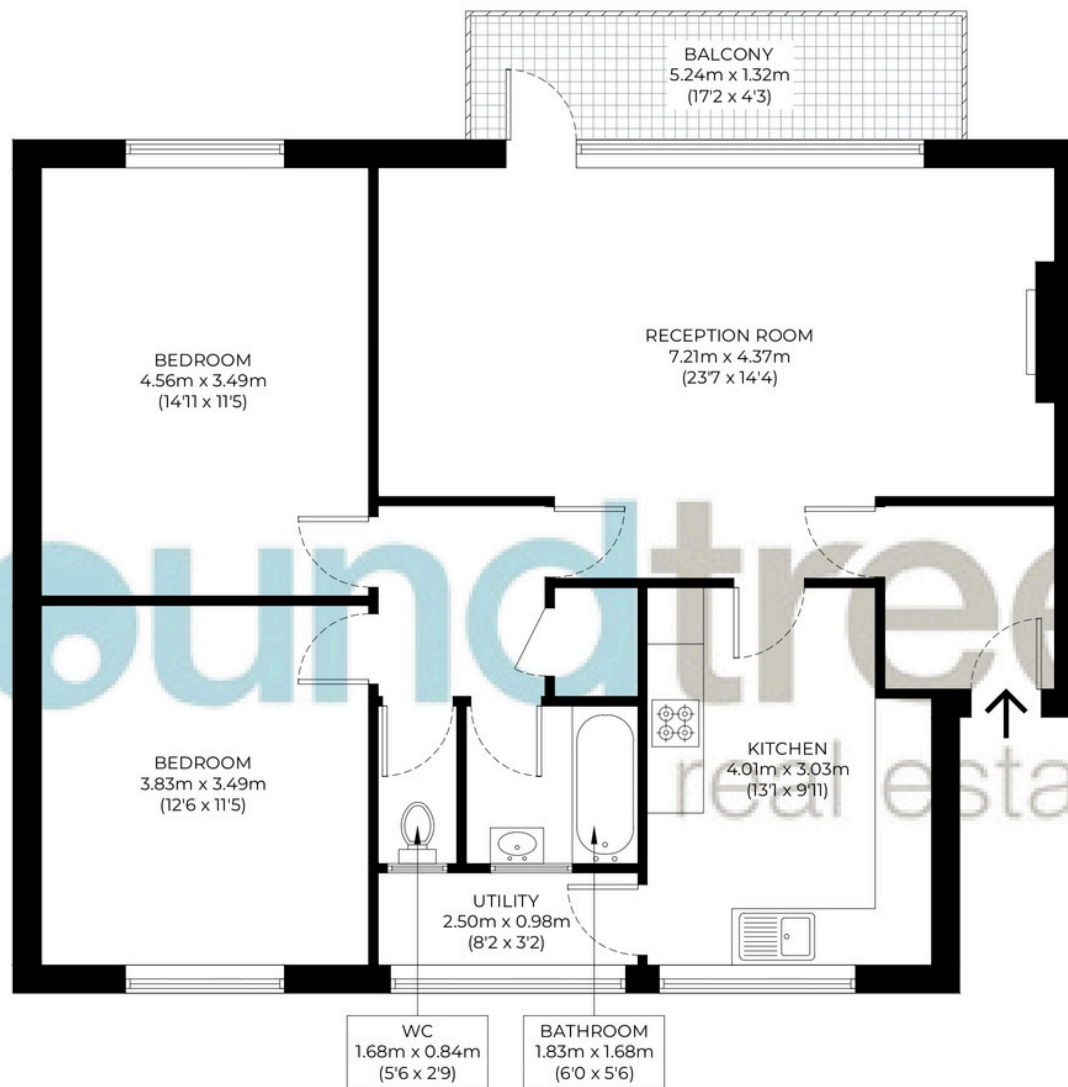
While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.



Floorplan

Approximate gross internal area

87.8 sqm / 945 sqft



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

GROSS INTERNAL AREA (GIA)
87.8 sqm / 945 sqft

EXTERNAL STRUCTURAL FEATURES
6.9 sqm / 74 sqft

RESTRICTED HEAD HEIGHT (RH)
0.00 sqm / 0.00 sqft

020 8203 2111
www.theroundtree.com

To register your interest:

020 8203 2111

sales@theroundtree.com

theroundtree.com

1 Sentinel Square, Brent Street Hendon, NW4 2EL

roundtree

real estate

General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.