



Nan Clarks Lane, Mill Hill, NW7 4HH  
£12,000,000 Freehold Council Tax Band H

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

Holwood is an exceptionally rare private estate, combining architectural distinction, contemporary design and an outstanding standard of luxury living.

Set within approximately 2.7 acres of beautifully landscaped grounds, this remarkable residence has been comprehensively transformed into a sophisticated, turnkey home and private wellness retreat.

Finished to an exceptional standard and offered fully furnished, the interiors feature bespoke pieces from internationally recognised brands including Baxter, Fendi and B&B Italia, complemented by statement lighting from Occhio.

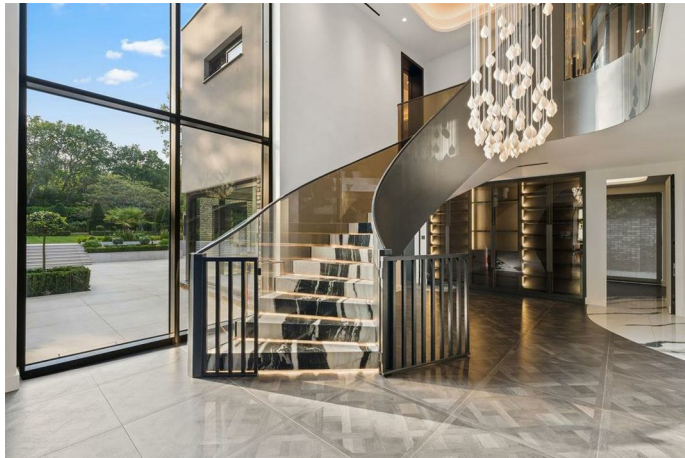
The property combines intelligent and sustainable living, with an A-rated energy efficiency rating, fully integrated Crestron smart home technology controlling lighting, climate, audio-visual systems, blinds and security, together with a high-grade security system.

Designed as a complete private retreat, Holwood offers an exceptional environment for relaxation, entertaining and family life. The grounds incorporate beautifully landscaped gardens, a tennis court, 4G football pitch and dedicated outdoor entertaining areas, creating an extraordinary combination of privacy, recreation and leisure.

The scale and quality of the estate provide a rare sense of escape, while its sophisticated technology, wellness facilities and beautifully curated interiors ensure every aspect of modern living has been considered.

Holwood represents a rare opportunity to acquire a fully furnished, meticulously finished estate that combines luxury, wellness, technology and exceptional outdoor space ready to enjoy from the moment of arrival.

Please contact our Totteridge office for further information or to arrange a viewing.





| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-100) A                                  |  | 92      | 92        |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

EU Directive

