



Holden Hill Road, Mill Hill East, NW7 1NJ

Guide Price £500,000 Leasehold

Council Tax Band F

REAL ESTATES
Est. 1981

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Real Estates are delighted to offer this immaculately presented TWO BEDROOM TWO BATHROOM ground floor apartment, featuring a PRIVATE PATIO overlooking beautifully maintained communal gardens as well as a GATED PARKING SPACE.

Occupying a desirable corner position within the building and accessed via an entrance shared by just three flats, the property boasts a welcoming and spacious hallway complete with a large storage cupboard and ample space for coats and shoes. The master bedroom is well designed with sleek fitted wardrobes and a bespoke TV unit, complemented by a modern en-suite bathroom comprising a separate shower, bath and double vanity sink. The second bedroom is generously proportioned with a contemporary family bathroom conveniently located opposite.

Double doors lead into a bright and airy open-plan kitchen, dining, and living area. The room benefits from a stylish fitted media unit, integrated appliances, electric blinds and French doors leading directly onto the private patio and communal gardens.

Thyme Court is a prestigious development ideally situated in a highly sought-after location. Mill Hill East Underground Station (Northern Line) is less than a 10 minute walk away, whilst the local shops and amenities of Thornfield Parade can be found directly opposite. There is a Waitrose, BP and M&S all within walking distance as are the popular pathways and parkland of the Dollis Valley Brook/Greenwalk.

* 976 YEARS REMAINING ON THE LEASE * £150 PER YEAR GROUND RENT WITH NO REVIEW OR DOUBLING CLAUSE *

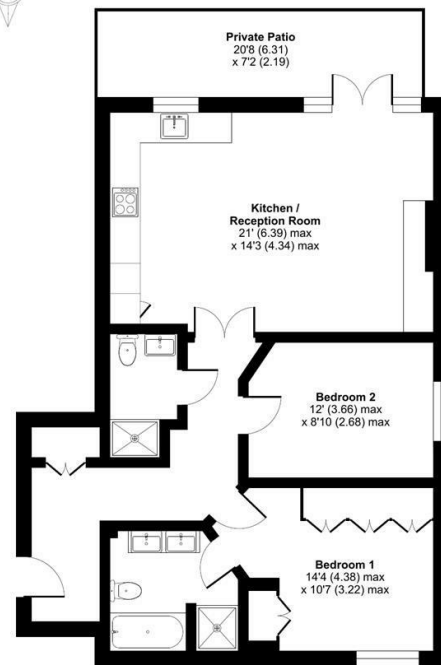




Thyme Court, 205 Holders Hill Road, London, NW7

Approximate Area = 800 sq ft / 74.3 sq m

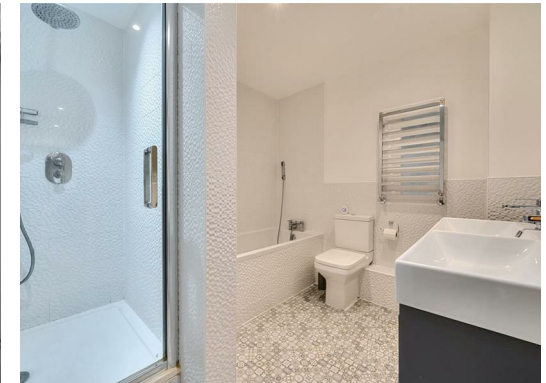
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1369160

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



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