



Holders Hill Road, Mill Hill East, NW7 1NJ

Guide Price £550,000 Leasehold

Council Tax Band F

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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 \*

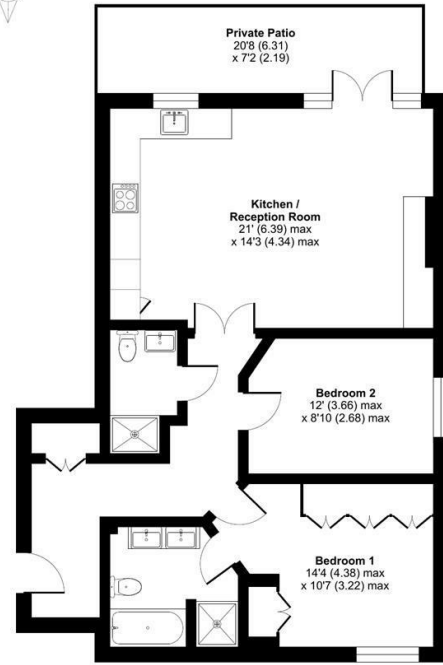




# Thyme Court, 205 Holders Hill Road, London, NW7

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). © nidoocom 2025. Produced for Real Estates. REF: 1389760

| Energy Efficiency Rating                           |   | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs        | A |         |           |
| Energy efficient - lower running costs             | B | 80      | 81        |
| Decent energy efficiency - lower running costs     | C |         |           |
| Some energy efficiency - lower running costs       | D |         |           |
| Low energy efficiency - higher running costs       | E |         |           |
| Very low energy efficiency - higher running costs  | F |         |           |
| Very poor energy efficiency - higher running costs | G |         |           |

EU Directive



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