



## Holders Hill Road, Hendon NW4 £500,000 Subject to contract

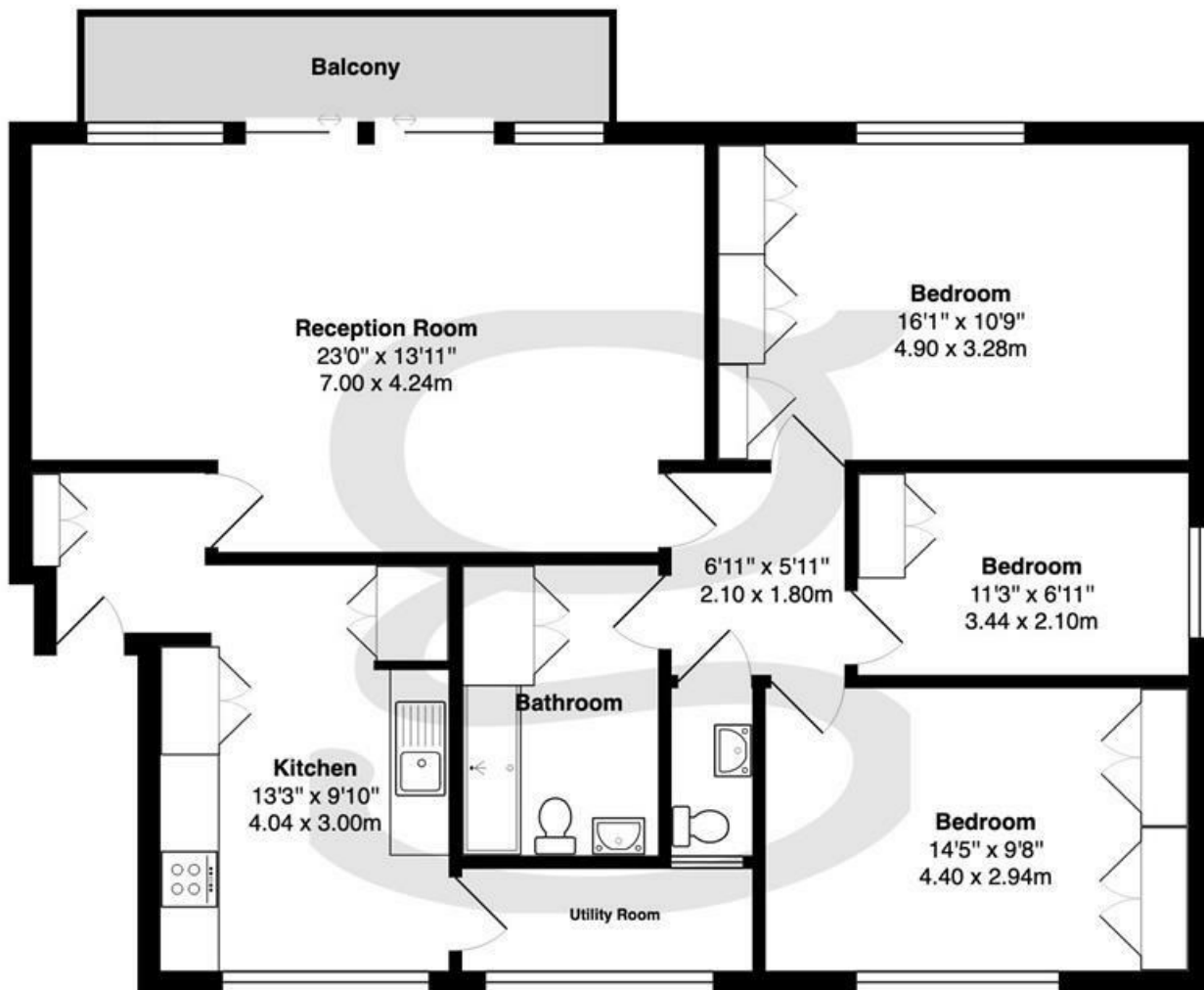
We are delighted to offer this very well proportioned apartment ( circa 1062 st ft / 98.6 sq m ) on the ground floor of this popular purpose-built block on Holders Hill Road.

The apartment offers a bright, spacious, reception room with sliding double glazed patio doors leading to a private balcony with steps to the well-maintained communal gardens, backing Hendon Golf Club. Further offering a principal bedroom to the rear aspect, 2 further bedrooms, a good size separate kitchen and utility room, a family bathroom, and a guest WC.

The apartment also has the benefit of a private lock-up garage with an electric door, internal power and lighting, along with forecourt parking on a first-come-first-served basis.

Foreland Court is a well desired purpose-built block located 0.6 miles from Mill Hill East, 0.7 Miles from Finchley Central, and offers numerous bus links on Holders Hill Road.





**Ground Floor**

Foreland Court, Holders Hill Road, NW4

Total Gross Area: 1062 ft<sup>2</sup> ... 98.6 m<sup>2</sup> (excluding balcony)

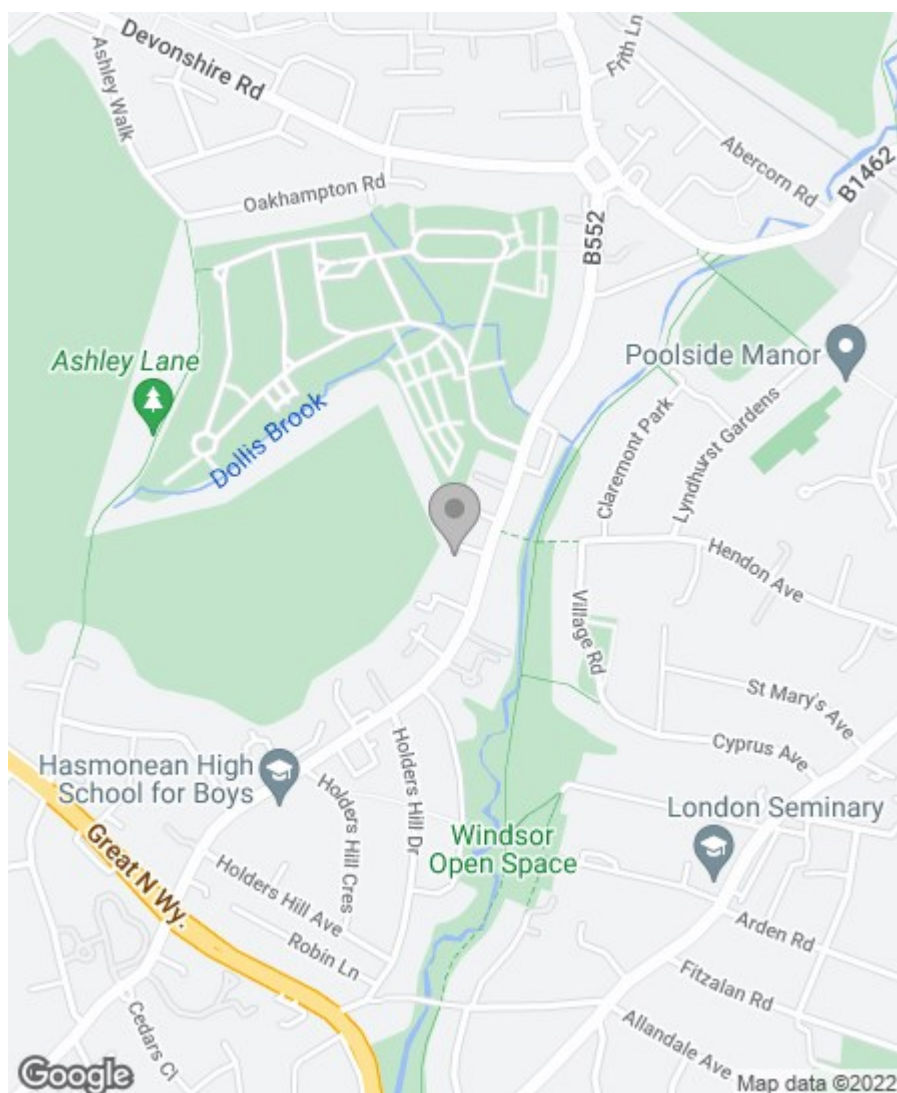
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

<b>Location</b>	Hendon, NW4
<b>Price</b>	£500,000
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold - Share of Freehold
<b>Council</b>	Barnet
<b>Tax Band</b>	
<b>Current Ground Rent</b>	TBC
<b>Service Charge</b>	Approx £ 2,998 per annum
<b>Term</b>	Share of Freehold

## Key Features

- Large reception with patio doors
- Private Balcony
- Communal Gardens
- 3 bedrooms
- Guest WC
- Private lock up garage
- Popular Location



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

