



## Holders Hill Road, London, NW7 1LP

£425,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\*** A fantastic 2 bedroom first floor maisonette situated only 0.4 miles from Mill Hill East Tube station and extremely close to local shops. The property features an 18ft reception room with wood flooring and bay window and benefits include a large patio and garden to the rear, extensive storage and a modern kitchen and bathroom. The flat would make an ideal first time purchase.

Lease: Share of Freehold with a lease of approx. 976 years

Ground Rent: N/A

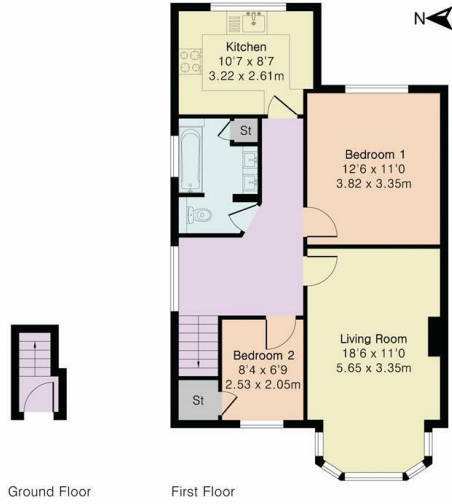
Service Charge: £75 per month (£900 per annum) inclusive of building insurance

- **Maisonette**
- **2 bedrooms**
- **Private garden**
- **Chain free**
- **Close to Tube**
- **Close to shops**
- **Ideal first time purchase**
- **Barnet council tax band D**



# Floor Plan

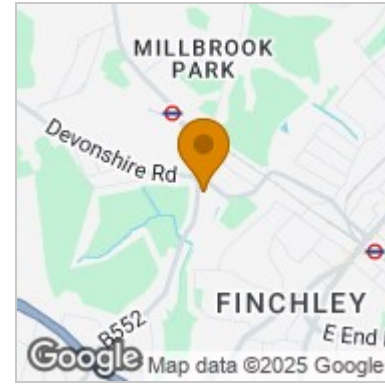
Approximate Gross Internal Area 696 sq ft - 65 sq m



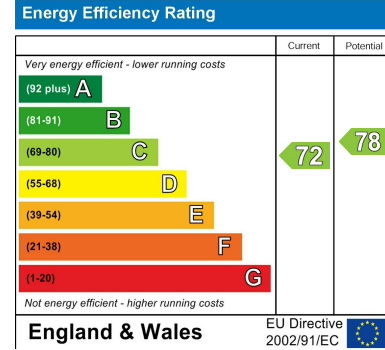
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

