



## Holders Hill Road, Mill Hill, NW7 1NJ

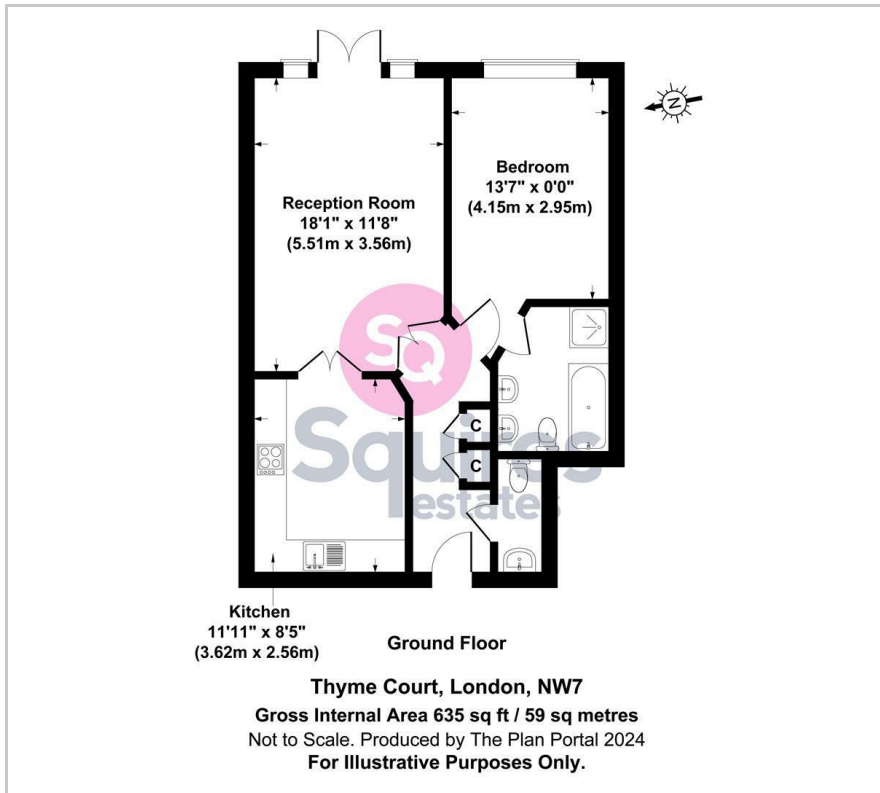
£325,000 - Leasehold

**\*\*CHAIN FREE\*\*** A larger than average 1 bedroom apartment located on the ground floor of this modern purpose built block and in need of refurbishment. The property features an 18ft reception room with direct access to a private patio and benefits include an 11ft kitchen/breakfast room, a spacious en-suite bathroom with separate shower cubicle and "his and hers" wash hand basins, a guest W.C. and 1 allocated secure parking space. The flat is extremely well located for Mill Hill East Tube station, a Waitrose supermarket, a Virgin Active gym and a parade of shops.

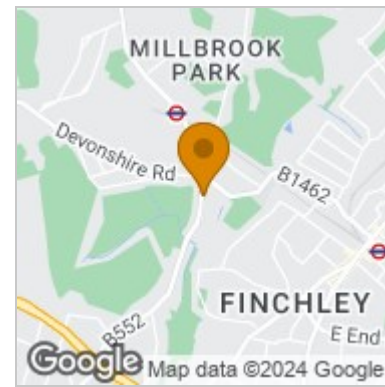
Lease: 999 years from 1st January 2003  
Ground Rent: £125 per annum  
Service Charge: Approx. £3000 per annum

- Purpose built
- 1 bedroom
- Patio
- 1 secure parking space
- En-suite bathroom
- Guest W.C.
- Chain free
- Barnet council tax band E

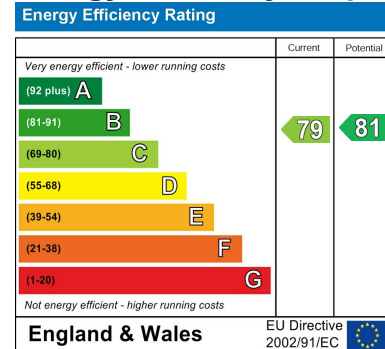
## Floor Plan



## 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

