www.squiresestates.co.uk

SALES • LETTINGS • MANAGEMENT

Holders Hill Road, London, NW7 1ND

£425,000 - Leasehold

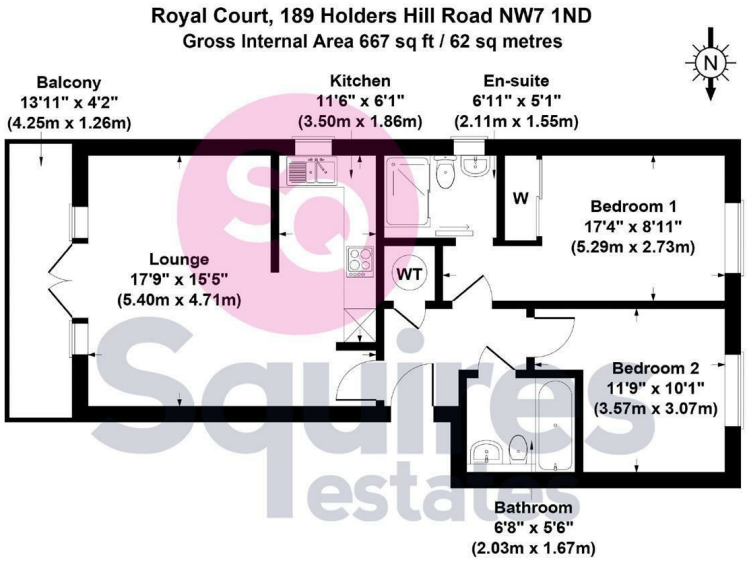
A 2 double bedroom flat situated on the first floor of this modern purpose built block. The property features a 17ft reception room with open-plan kitchen and direct access to a private balcony. Further benefits include 2 bathrooms (one of which the current owner replaced), a built-in wardrobe to the master bedroom, a secure parking space and gas central heating. With Mill Hill East Tube station only 0.4 miles away and its close proximity to a Waitrose supermarket, the apartment would make an ideal first time purchase.

Lease: Approx. 117 years
Ground Rent: £400 per annum
Service Charge: Approx. £2000 per annum

- **Purpose built**
- **2 double bedrooms**
- **2 bathrooms (1 en-suite)**
- **Balcony**
- **Secure off street parking**
- **Close to Tube**
- **Ideal first time purchase**
- **Barnet council tax band E**

2 2 1 C

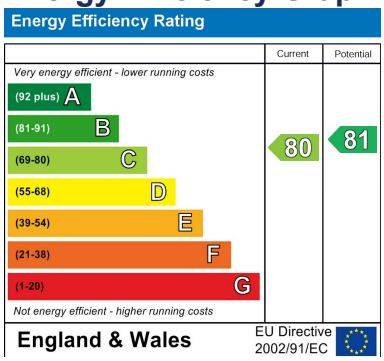
Floor Plan



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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 firms 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