



Holders Hill Road, Hendon, NW4

Guide Price £465,000

 2 Bedrooms  2 Bathrooms  1 Reception



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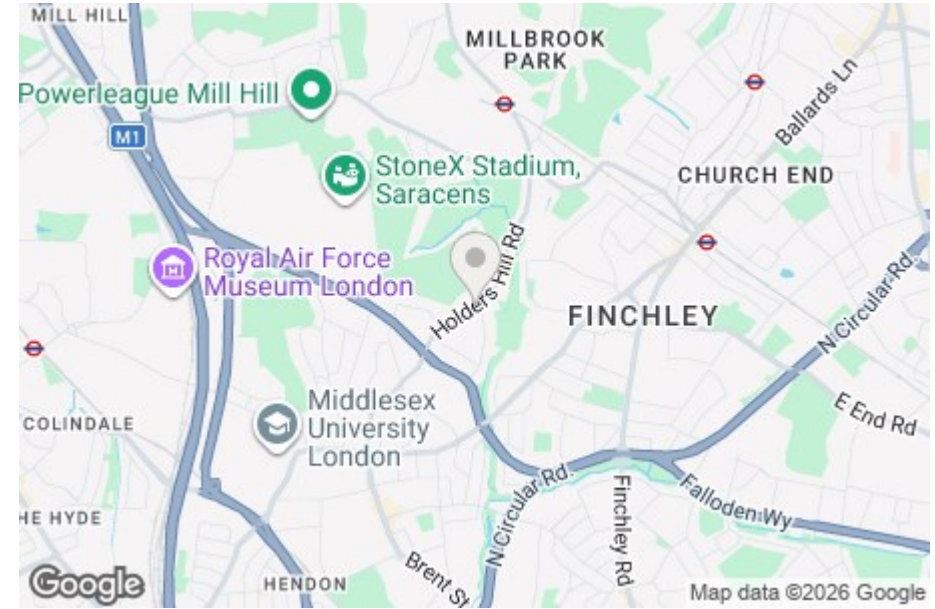
 2 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Two Bathrooms
- First Floor Apartment
- Lift Serviced Block
- Garage
- Private Balcony

### Other Information

Tenure: Leasehold  
Length of Lease: 177 Years  
Ground Rent: Nil  
Service Charge: £2,900.00 P/A  
Council Tax Band: F



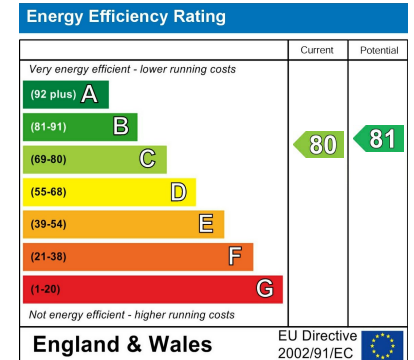
### Nearest Stations

Mill Hill East Station 0.5 miles  
Finchley Central Station 0.7 miles  
West Finchley Station 1.1 miles

### Property Description

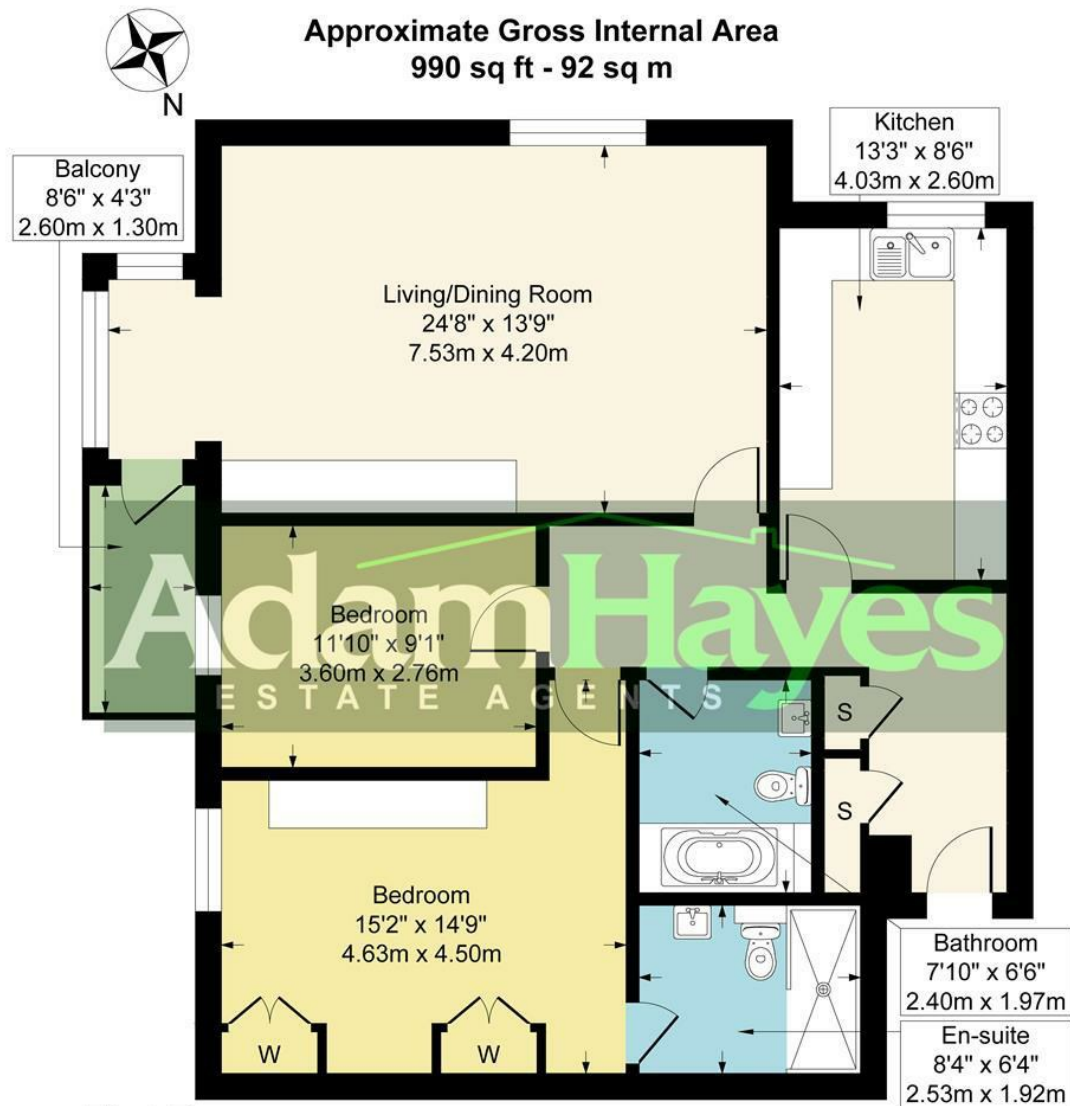
Set back Off Holdes Hill Road in this popular lift serviced block is this two double bedroom, two bathroom (one en-suite) first floor apartment offering close to 1,000 sq ft of bright and spacious accommodation. The property features a 24ft reception/dining room with direct access to a private balcony, a modern 13ft kitchen/breakfast room, two double bedrooms with fitted wardrobes to the principal bedroom and en-suite bathroom, and a family bathroom.

Further benefits include a garage, passenger lift, communal gardens and an extended lease. The property is conveniently located opposite a parade of shops and approximately 0.6 miles from Mill Hill East Underground Station. To really appreciate the size, location and condition, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ

Tel: 0208 189 6333 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk



### First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.