

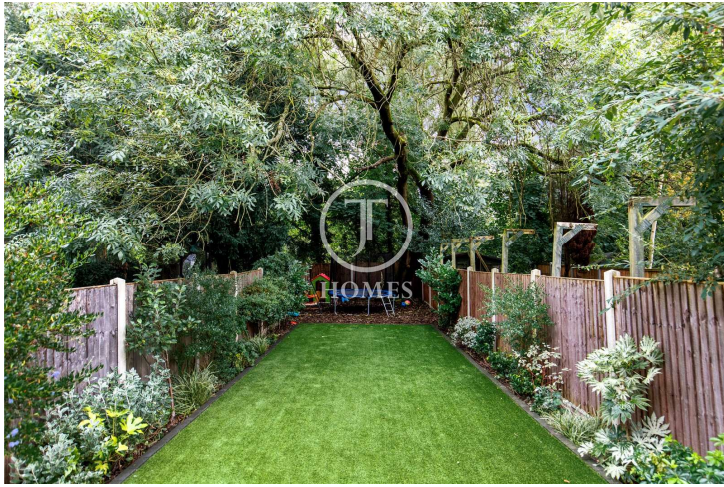
Holders Hill Road, London, NW4

Asking Price: £950,000

Freehold



AN IMMACULATELY PRESENTED FOUR DOUBLE-BEDROOM TOWN HOUSE WITH FABULOUS VIEWS OVER WINDSOR OPEN SPACE.

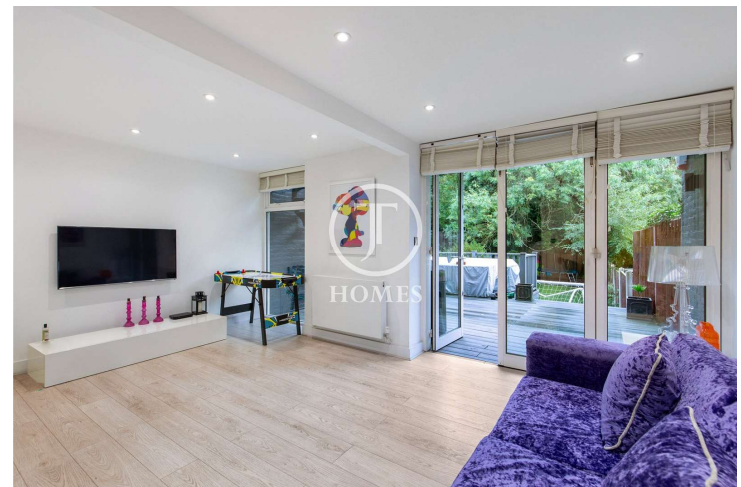


Description

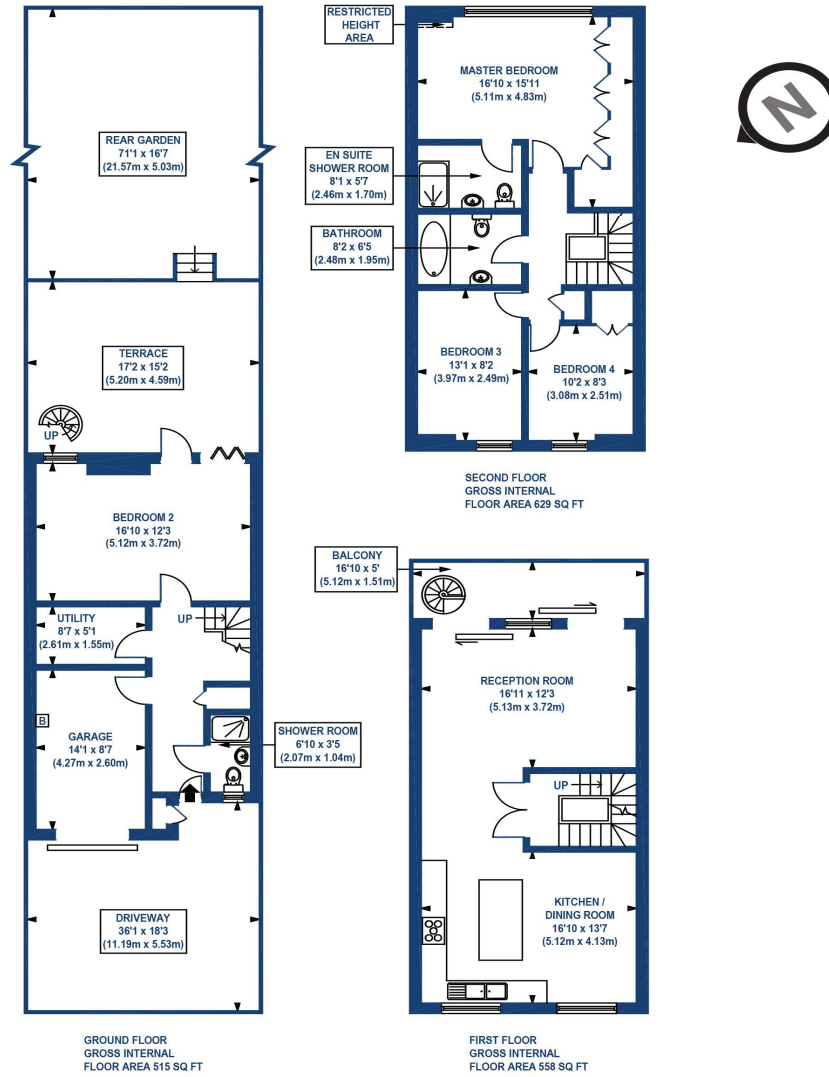
This bright and spacious family home on Holders Hill Road is in excellent decorative order throughout and offers luxury living accommodation of over 1700 SQ FT arranged over three floors. The ground floor comprises of a large bedroom/reception room leading to a south-west facing garden recently landscaped with a play area and Astroturf, utility room, shower room and garage. The first floor offers a spacious open plan dining room/kitchen leading to a reception room overlooking Windsor Open Space from a private balcony, as well as a staircase down into the rear garden. The second floor comprises of a master bedroom with en-suite shower room, two further bedrooms, and a family bathroom.

This superb freehold property has been refurbished to a high specification throughout and benefits from a driveway for two cars, a large outdoor seating area and ample storage throughout.

The property is conveniently located within short walking distance to Mill Hill East Underground Station (Northern Line) and local schools, shopping facilities and Dollis Brook and Windsor Open Space parks.



Holders Hill Road, NW4



APPROX. GROSS INTERNAL FLOOR AREA 1702 sq. ft / 158.15 sq. m (Including Restricted Height Area & Garage)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	