



## Holders Hill Road, Mill Hill, NW4

£450,000 *Leasehold*



This impressively spacious and light-filled two-bedroom apartment is set within a premier purpose-built development in the heart of Hendon, offering a sophisticated blend of modern living and suburban tranquillity. Positioned on an upper floor and accessible via a passenger lift, the residence begins with a welcoming entrance hallway that leads into a sprawling reception room, perfectly suited for both relaxed lounging and formal dining. Large floor-to-ceiling glass doors draw in an abundance of natural light and open out onto

### KEY FEATURES

- Chain Free & Turnkey Ready
- Very Long lease
- Private Balcony
- Lift access
- Bright & Airy
- Underground Parking



**Hendon**

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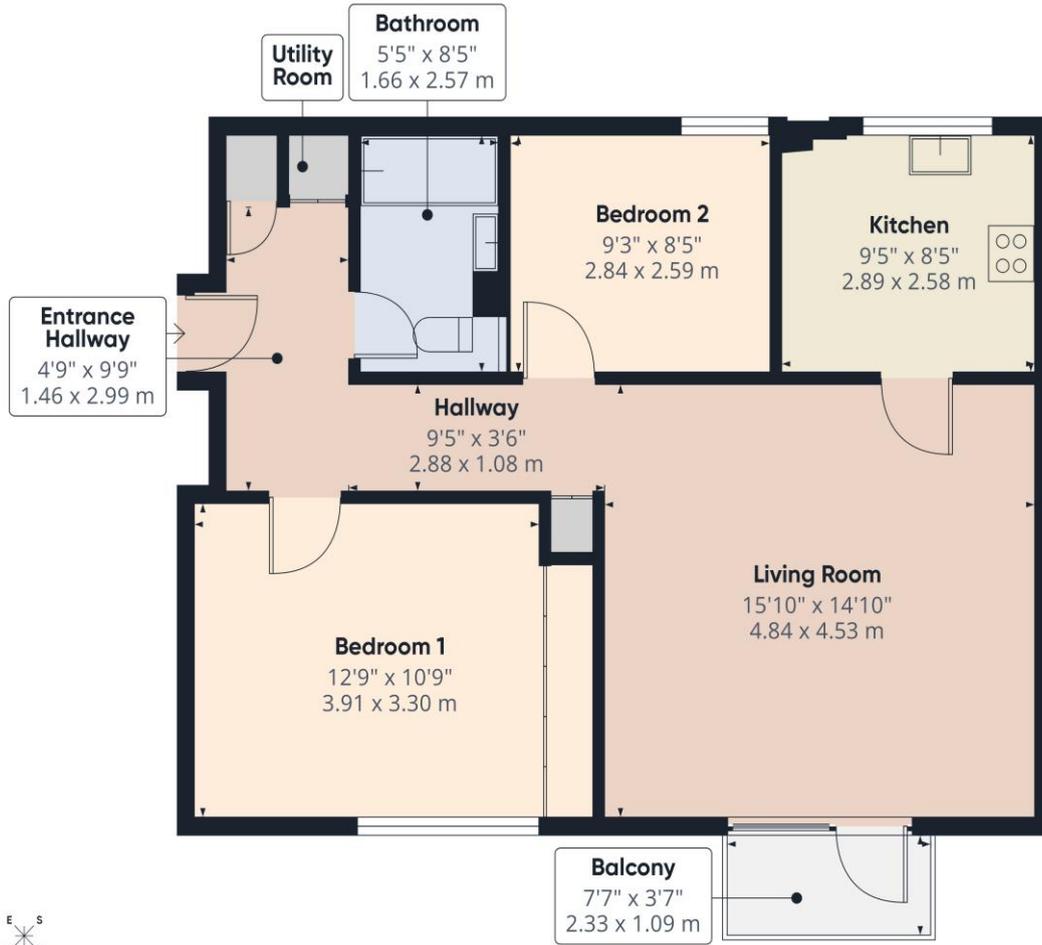
a private balcony, providing a peaceful outdoor retreat with views over the surrounding neighbourhood. The heart of the home is the separate, newly fitted kitchen, which boasts a contemporary aesthetic with sleek cabinetry, high-end integrated appliances, and generous counter space—a true highlight for those who enjoy cooking. Both bedrooms are substantial doubles, offering ample space for storage and versatile furniture arrangements, while the modern family bathroom is finished with crisp tiling and quality fixtures. Adding to the property's immense appeal is the rare inclusion of a secure underground parking space, beautifully manicured communal gardens for residents to enjoy, and the exceptional peace of mind provided by a very long lease. Beyond the apartment itself, the location is truly unrivaled for convenience and community feel. Situated in the desirable NW4, the property is just moments away from the vibrant amenities of Brent Street, where you can immerse yourself in the local culture with its famous independent bakeries, artisanal delis, and a diverse array of shops and restaurants.





## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** Approx 994 year and 0 months  
**Service Charge:** Approx £3874.00  
**Ground Rent:** Approx £100.00  
**Council Tax Band:** Band E  
**EPC rating:** C



**Approximate total area<sup>(1)</sup>**

693 ft<sup>2</sup>  
64.4 m<sup>2</sup>

**Balconies and terraces**

28 ft<sup>2</sup>  
2.6 m<sup>2</sup>

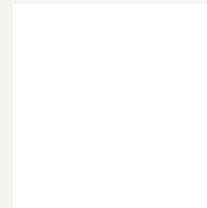
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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