



MILE



## Holders Hill Road, London £750,000 Freehold

Nestled in the sought-after area of Holders Hill Road, NW7, this delightful three-bedroom home offers the perfect blend of comfort, convenience, and modern living. Boasting a spacious layout, this property features a bright and airy living room, a well-appointed kitchen, and three bedrooms, ideal for families or professionals.

The home benefits from a private garden, perfect for outdoor relaxation or entertaining, as well as off-street parking and excellent transport links, with Mill Hill East Station and Finchley Central just moments away. Situated close to top-rated schools, local parks, and an array of shops and restaurants, this property presents a fantastic opportunity to secure a home in a prime North London location.

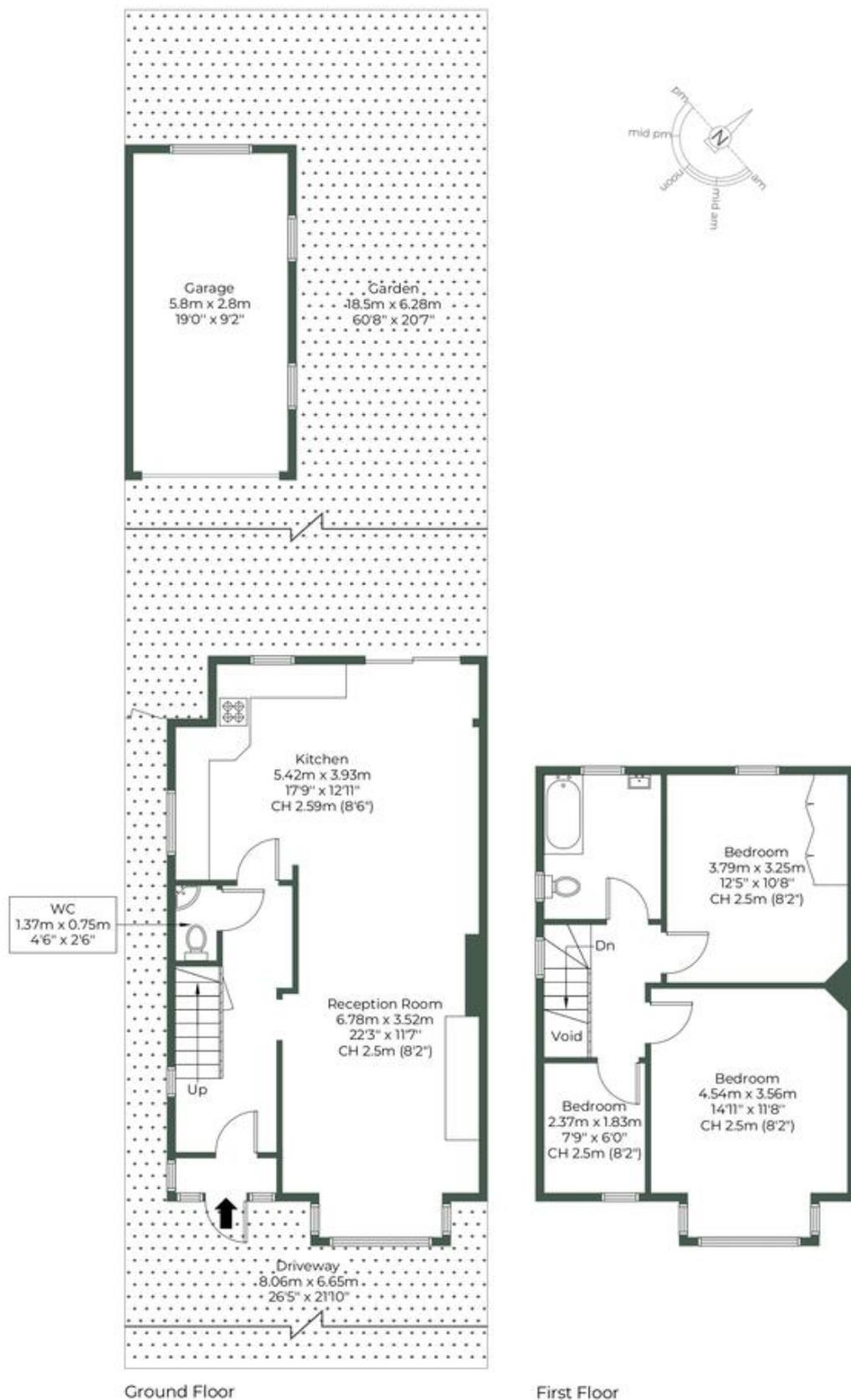
- Perfect for Homeowners and investors
- **MUST BE SEEN!**
- Three Bedroom House
- Off street parking for two cars
- Large Private Garden
- Highly sought after location
- Close to shops and amenities
- **WALKING DISTANCE TO STATION**

# HOLDERS HILL ROAD, NW7 1ND

Approximate Gross Internal Area = 97.4 sq.m / 1048 sq.ft

Garage = 16.2 sq.m / 174 sq.ft

Total = 113.6 sq.m / 1223 sq.ft



**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.