



HOLDERS HILL GARDENS, HENDON, LONDON, NW4  
**OIEO £870,000 FREEHOLD**

## FOUR BEDROOM, SPACIOUS SEMI-DETACHED FAMILY HOME

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**DESCRIPTION:**Winkworth are proud to present this charming four-bedroom semi-detached house, beautifully positioned in one of Hendon's most popular residences overlooking the serene Windsor Open Space. This inviting home serves as the perfect blank canvas for a family looking to infuse with their personal creative touch. The ground floor features a spacious through lounge, ideal for both relaxation and entertaining, and a well-appointed kitchen with a dining area, perfect for family meals. The first-floor hosts three well-sized bedrooms and a family bathroom, providing ample space for the entire family. The loft extension comprises a master bedroom with an en suite shower room, offering a private retreat within the home.



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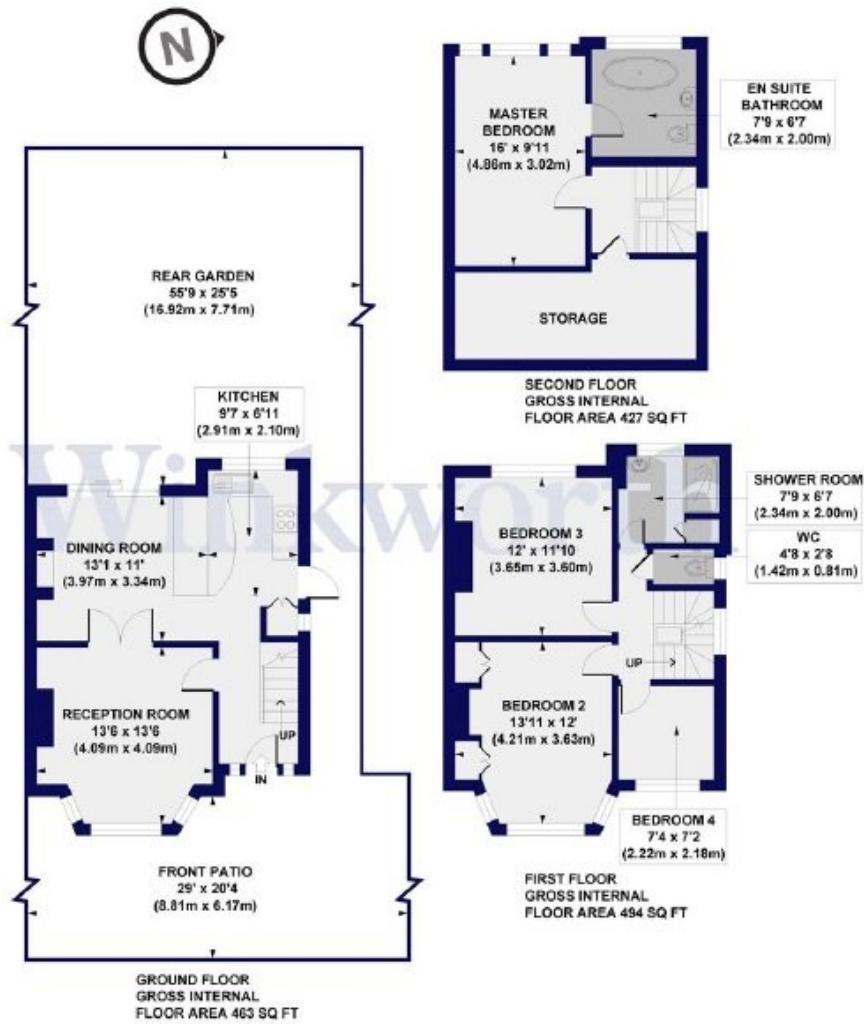


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# Holdings Hill Gardens, NW4

Approx. Gross Internal Floor Area 1384 sq. ft / 128.63 sq. m (Including Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	71
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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