



**Paragon Court, Holders Hill Road, Hendon, NW4**

**£530,000**



## Paragon Court, Holders Hill Road, Hendon, NW4

Set behind this securely gated development is this two bedroom, two bathroom first floor (with lift) apartment offering 1160 Sq Ft (98 Sq M) of internal space as well as two terraces, a garage and access to a well maintained communal garden. This apartment is being sold chain free and presents an excellent opportunity for a purchaser who is seeking to put their own stamp onto their new home with modernisation required in parts.

We have been advised of the following:

Lease - Circa 97 years remaining

Service charge - Circa £3,373 pa

Ground rent - Circa £400 pa

Paragon Court is ideally located for the amenities of Hendon Central and Brent Street, offering a variety of shops, cafés and restaurants. Excellent transport links are nearby, including Mill Hill East (Northern Line), Hendon Central Underground Station (Northern Line) and Hendon Thameslink, providing convenient access into Central London and beyond. Brent Cross Shopping Centre and the A41/M1 are also easily accessible.

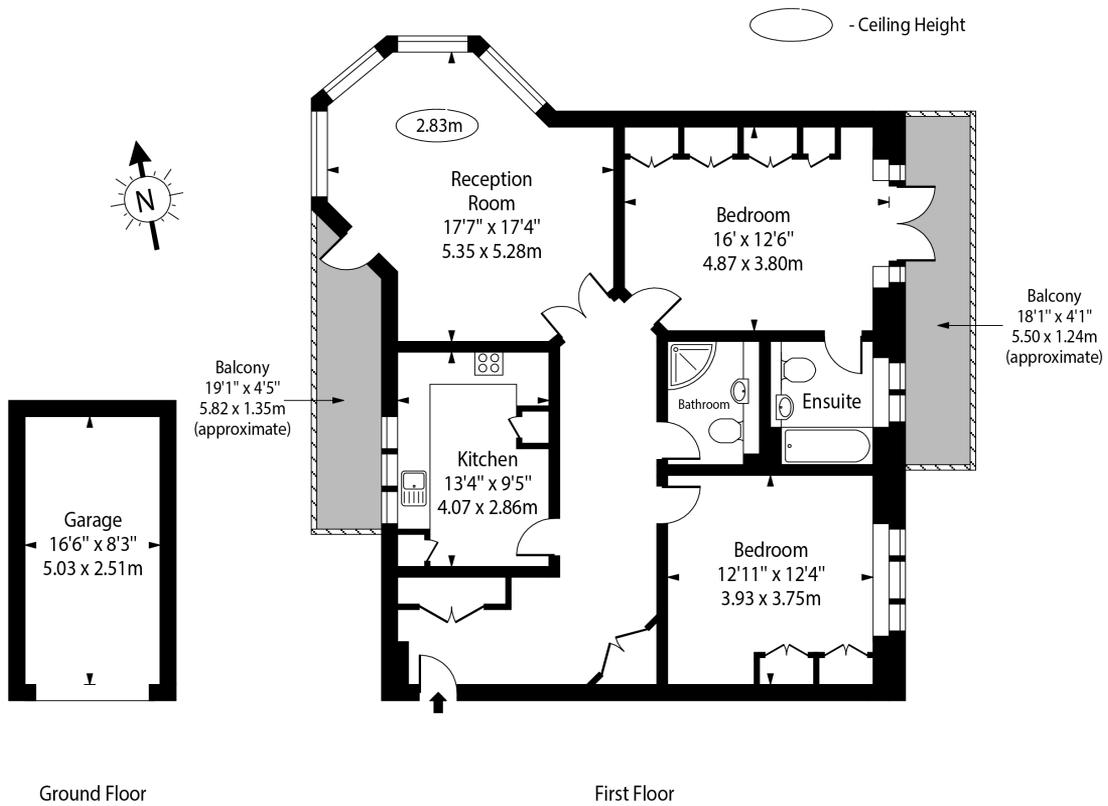
### Features

- First Floor Flat
- Garage
- Two Bedrooms
- Two Bathrooms
- Two Terraces
- Gated Development
- In Need Of Modernisation
- Sold Chain Free
- Lift
- Access To A Well Maintained Communal Garden



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 Holders Hill Road,  
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Approx Gross Internal Area 1161 Sq Ft - 98.66 Sq M

(Excluding Garage)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.54069

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.