



Holden Road, Woodside Park, London, N12

£400,000 *Share of Freehold*

2  1  1 

A larger than average, two double bedroom, third floor purpose built flat. Situated within five minutes walking distance to Woodside Park Underground Station.

The property comprises of two double bedrooms with wardrobes, tiled bathroom / WC, large 'L' shape living room/dining room, separate fully fitted kitchen, door entry system, communal gardens, double glazed windows and gas central heating.

KEY FEATURES

- Purpose built block
- Third floor
- Two bedrooms
- Kitchen & Bathroom
- Wonderful views
- Close to local amenities & transport links
- Share of Freehold
- Chain free



Finchley

020 8349 3388 | finchley@winkworth.co.uk

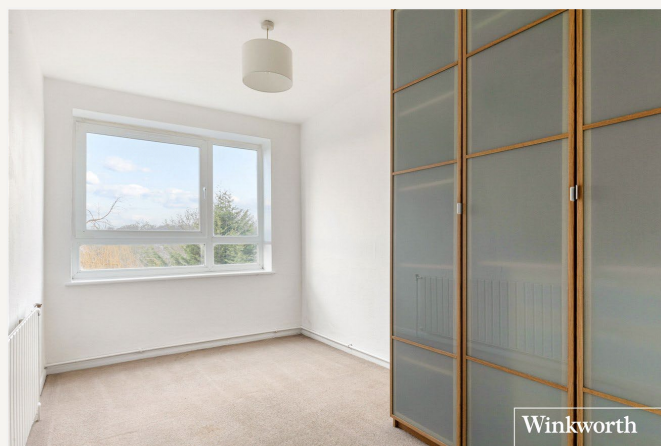
Winkworth

for every step...



Awake every morning to the magnificent panoramic view overlooking the trees on the Whetstone Stray Park, from both the bedrooms and lounge on this elevated southwest-facing third floor. Secure entrance with large vestibule and secure personal intercom. Private tended gardens for the block of 16 flats. New Roof 2025
Renovated communal area 2025
Further benefits include easy access to Dollis Valley Green walk and a share of freehold.
Offered on a chain free basis.

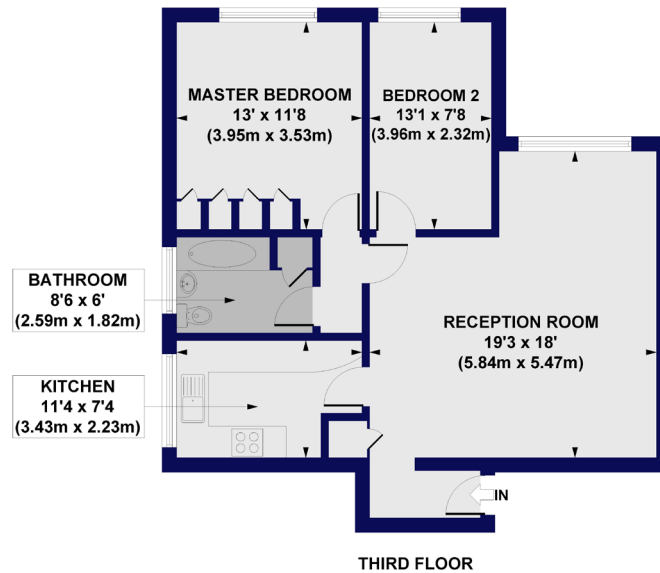




MATERIAL INFO

Tenure: Share of freehold
Term: 976 year and 11 months
Service Charge: £1,937 per year
Ground Rent: £0
Council Tax Band: D
EPC rating: D

Holden Heights, Holden Road, N12
Approx. Gross Internal Floor Area 760 sq. ft / 70.62 sq. m



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.

Winkworth

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN250500>

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.

Finchley

020 8349 3388 | finchley@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.