



HOLDEN ROAD, WOODSIDE PARK, LONDON, N12
£300,000 LEASEHOLD

A ONE BEDROOM FIRST FLOOR APARTMENT
IDEALLY LOCATED FOR LOCAL AMENITIES

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



Winkworth

DESCRIPTION:

We are pleased to offer this well-presented one bedroom apartment, ideally located for Woodside Park underground station (Northern Line), North Finchley amenities and local recreational parkland, including Dollis Valley Green Walk, Swan Lane Open Space and Totteridge Green with Darland’s Lake Nature Reserve. The property comprises open plan kitchen/living room, a double bedroom with fitted wardrobes and fully fitted bathroom. Would ideally suit a First Time Buyer or Buy-To-Let Investor. Offered on a chain free basis, an internal viewing is recommended!

TENURE:

Leasehold : 87 years
 Service Charge : Approx £1800.00 per annum
 Ground Rent : £10.00 Per annum

COUNCIL TAX:

Band C : £1511.99 per annum

AT A GLANCE

- Purpose built block
- Open plan kitchen/living room
- Double bedroom
- Modern bathroom
- Close to transport links & amenities
- Offered on a chain free basis
- Ideal for FTB or Investor



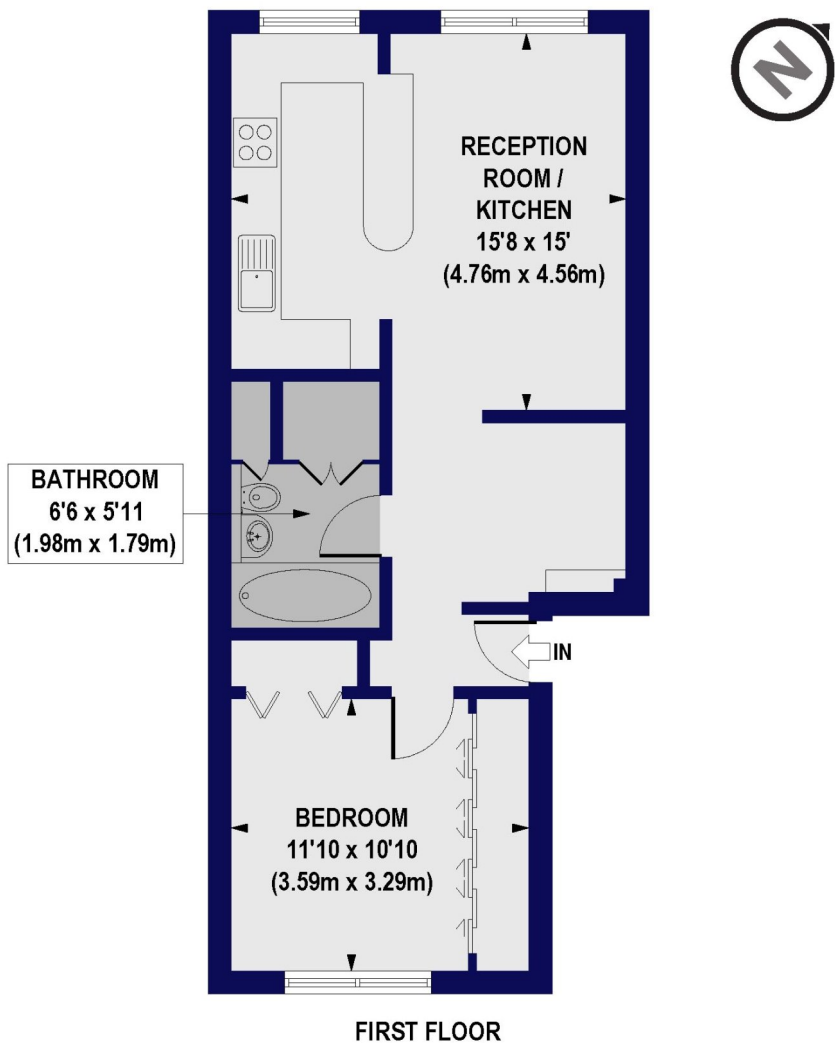
Winkworth



Winkworth



Four Acres, Holden Road, N12
 Approx. Gross Internal Floor Area 523 sq. ft / 48.62 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	79
England, Scotland & Wales	EU Directive 2002/91/EC		