

HOLDEN ROAD, WOODSIDE PARK, LONDON, N12
£550,000 LEASEHOLD

**A SPACIOUS THREE BEDROOM DUPLEX
MAISONETTE SET IN A PRIME LOCATION**

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DESCRIPTION:

Set in a quiet development, within easy access to Woodside Park underground and local shops/amenities, we are pleased to offer this spacious and well-presented three bedroom maisonette. The property comprises a spacious reception room, modern fitted kitchen, two double bedrooms and bathroom to the first floor and a further double bedroom and en suite to the second floor. Further benefits include own section of garden and a garage. This wonderful flat is being offered on a chain free basis.

COUNCIL TAX:

Band D

AT A GLANCE

- Duplex maisonette
- Three bedrooms
- Two bathrooms
- Modern fitted kitchen
- Private section of garden
- Garage & parking
- Long lease
- Chain free

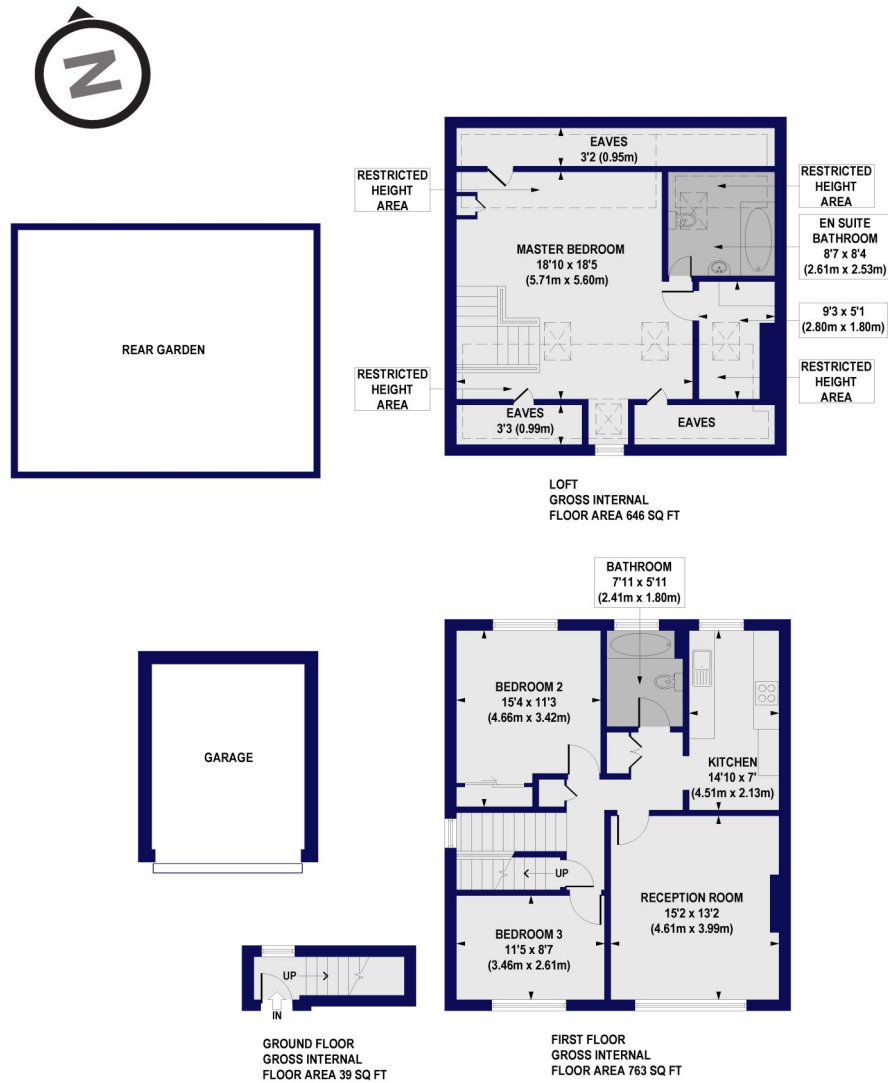




Holmdene Holden Road, N12

Approx. Gross Internal Floor Area 1448 sq. ft / 134.55 sq. m (Including Eaves & Excluding Garage)

Approx. Gross Internal Floor Area 1080 sq. ft / 100.32 sq. m (Excluding Eaves & Garage)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		