



WOODSIDE GROVE, LONDON, N12
£300,000 LEASEHOLD

A WELL PRESENTED ONE BEDROOM FLAT
IDEALLY LOCATED FOR AMENITIES &
TRANSPORT LINKS.

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

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DESCRIPTION:

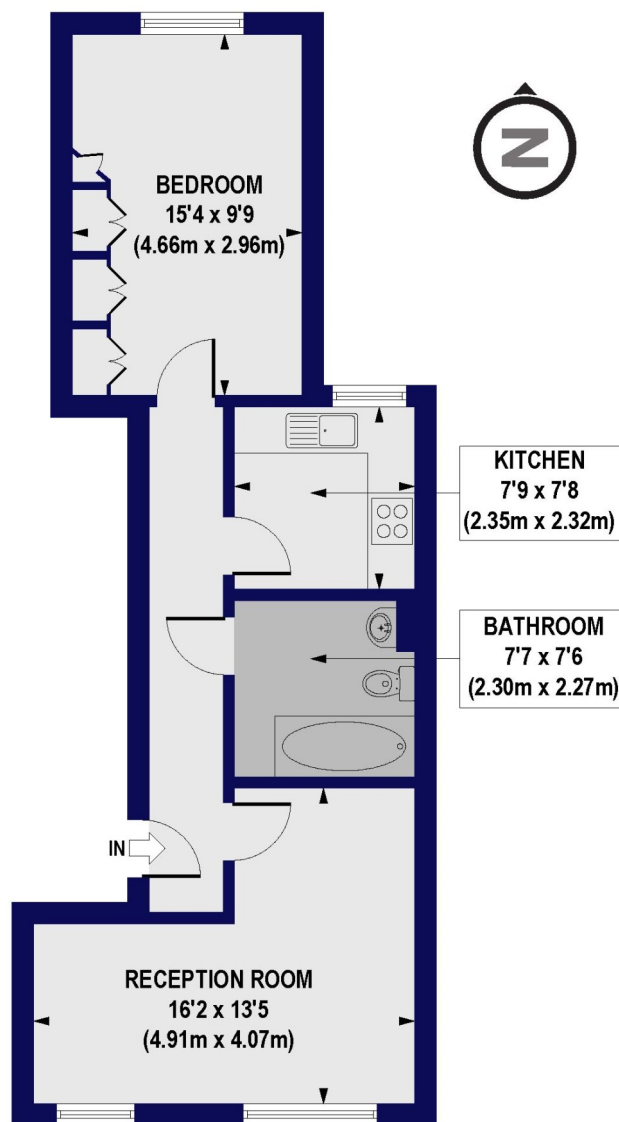
A spacious one bedroom first floor flat situated within a 12 minute walk to Woodside Park underground station. This modern property comprise of large double bedroom with wardrobes, tiled bathroom, L-shaped living room, separate kitchen, door entry system, double glazed window and gas central heating. This would be an ideal purchase for a first time buyer or buy to let investment.

Offered on a chain free basis.

An internal viewing highly recommended.



Rouge Court, Woodside Grove, N12
Approx. Gross Internal Floor Area 520 sq. ft / 48.29 sq. m



FIRST FLOOR

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.

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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 | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | 76 78 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | EU Directive 2002/91/EC |

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