



161 HOLDEN ROAD

LONDON, N12 7DX

£1,500 PER MONTH

A WELL PRESENTED AND SPACIOUS GROUND FLOOR PURPOSE BUILT FLAT (DUE TO BE NEWLY DECORATED THROUGHOUT AFTER THE EXISTING TENANTS LEAVE) SITUATED IN A HIGHLY SOUGHT AFTER, POPULAR AND QUIET RESIDENTIAL LOCATION WHICH ALSO BENEFITS FROM HAVING COMMUNAL GARDENS, OFF STREET RESIDENTS PARKING AND AN ENERGY PERFORMANCE RATING OF C. OTHER BENEFITS INCLUDE A LARGE LOUNGE, A MODERN FITTED KITCHEN, A MODERN BATHROOM/WC, FULLY DOUBLE GLAZED, ENTRYPHONE AND GAS CENTRAL HEATING.

THE FLAT IS ALSO SITUATED CLOSE TO WOODSIDE PARK (NORTHERN LINE) TUBE STATION AND THE LOCAL SHOPS, SUPERMARKETS (INCLUDING SAINSBURYS, TESCO AND WAITROSE), PUBS, RESTAURANTS AND COFFEE BARS.

david harris & co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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