



Ashbourne Close, Woodside Park, N12

OIEO £275,000

 1 Bedroom  1 Bathroom  1 Reception



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# Ashbourne Close, Woodside Park, N12

## £275,000

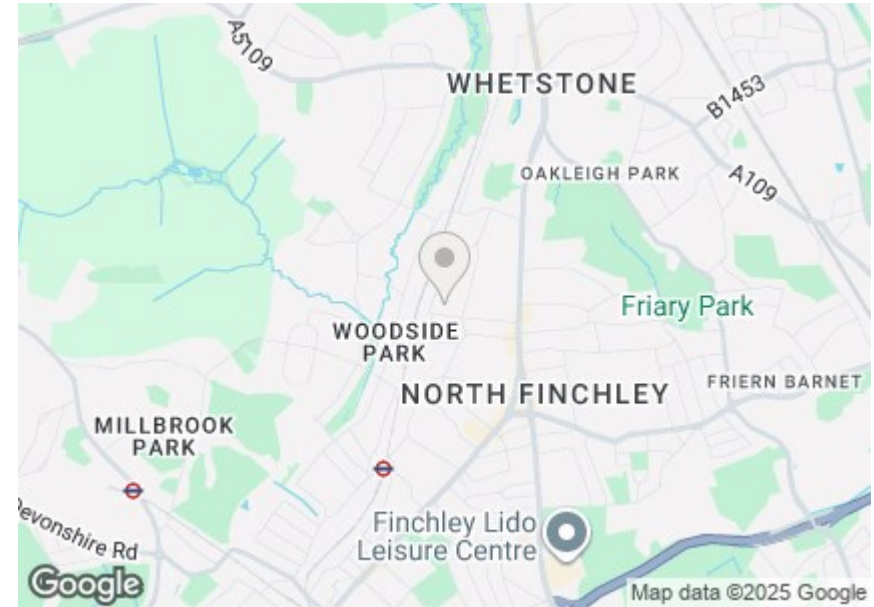
 1 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- One Bedroom
- First Floor
- Chain Free
- Walking Distance to Woodside Park Tube Station
- Communal Gardens
- Modern Kitchen

### Other Information

Tenure: Leasehold  
Length of Lease: 135 years  
Ground Rent: £10.00 P/A  
Service Charge: £1,100.00 P/A  
Council Tax Band: C



### Nearest Stations


Woodside Park Station 0.1 miles  
West Finchley Station 0.7 miles  
Totteridge & Whetstone Station 0.8 miles

### Property Description

Nestled in the heart of Woodside Park, just a stone's throw away from the Woodside Park Tube Station, this inviting one-bedroom apartment, perched on the first floor, presents a delightful living experience in a prime location.

Step inside to discover a stylish and thoughtfully designed interior, where every element has been carefully curated for modern living. The apartment boasts a modern kitchen, perfect for whipping up culinary delights, and a sleek bathroom for your pampering needs. The spacious and open living room, spanning approximately 15 feet, is bathed in natural light, creating a warm and welcoming ambiance. This charming space opens up to a private balcony, providing a serene spot for your morning coffee or evening relaxation.

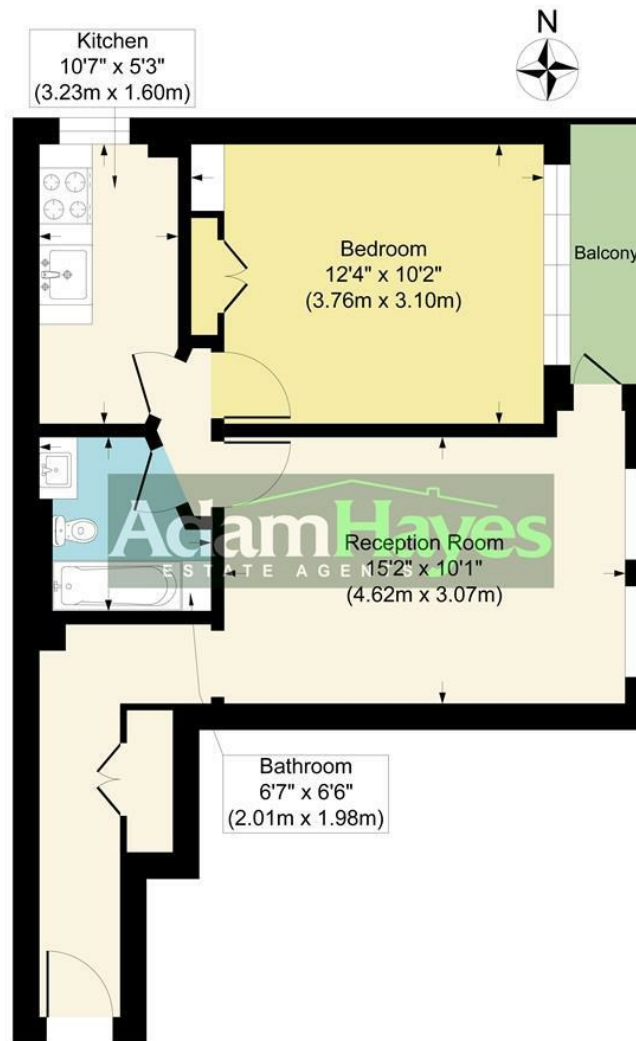
The property also offers practicality with a security entryphone system for peace of mind, double glazing to keep your space tranquil and energy-efficient, and ample storage solutions for all your belongings.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Approximate Gross Internal Area = 486 sq ft - 45 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.