



Holden Road, Woodside Park, N12

2 Bedrooms 2 Bathrooms 1 Reception

OIEO £450,000



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

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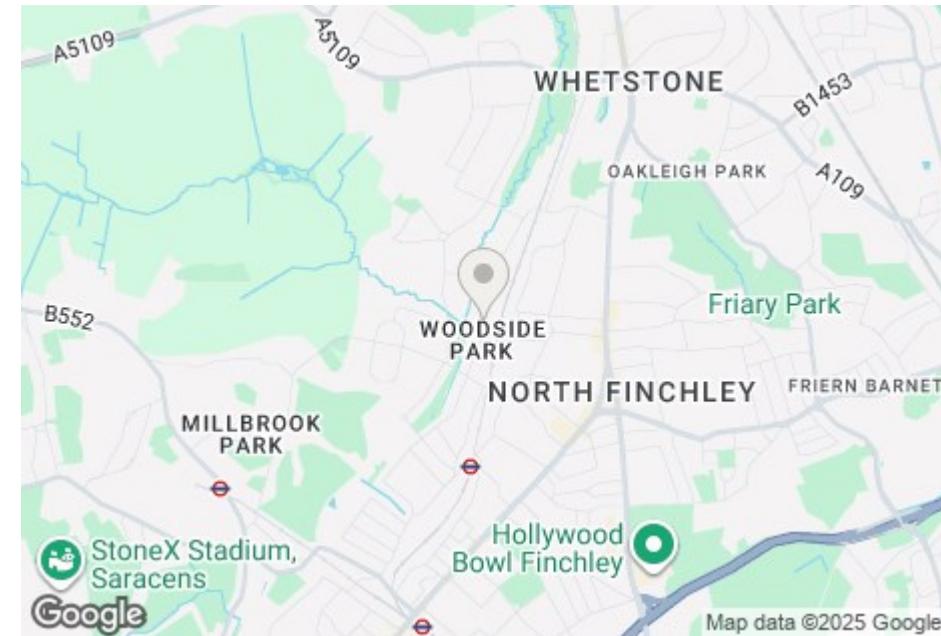
 2 Bedroom  2 Bathroom  1 Reception

Key Features

- Two Double Bedrooms
- Ground Floor Apartment
- Two Bathrooms (One En-Suite)
- Balcony
- Allocated Off Street Parking
- Communal Gardens

Other Information

Tenure: Share of Freehold
Length of Lease: 900 Years
Ground Rent: Nil
Service Charge: £3,000.00 P/a
Council Tax Band: F



Nearest Stations

Woodside Park Station	0.1 miles
West Finchley Station	0.6 miles
Totteridge & Whetstone Station	0.9 miles

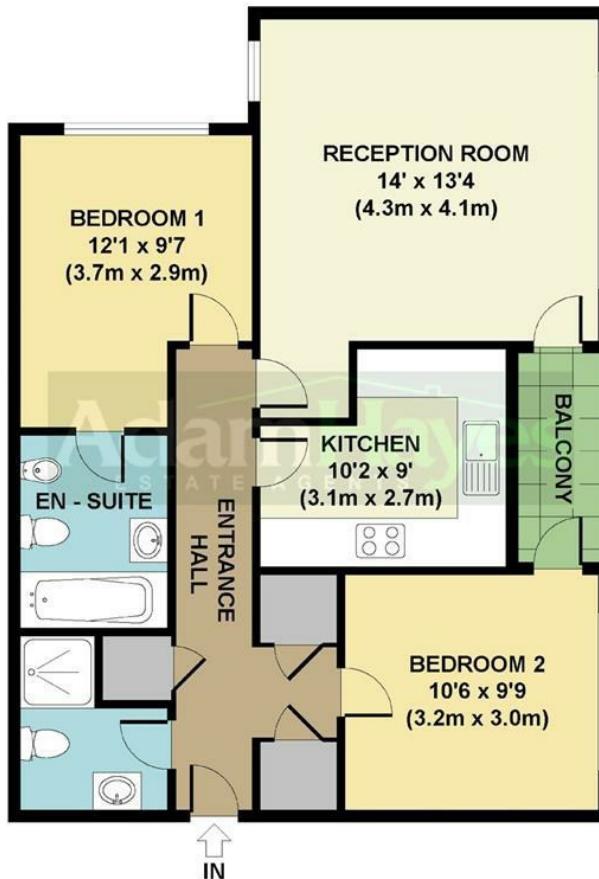
Property Description

Situated on Holden Road and within a stone throws' away from Woodside Park Station and Dollis Valley Greenwalk is this two double bedroom, two-bathroom ground floor apartment in a sought after purpose built block. The property is offered on a chain free basis and benefits from an approximately 14ft reception, a modern fitted kitchen, a balcony, allocated off street parking and communal gardens. Other notable features include double glazed windows, ample storage and gas central heating. To really appreciate the size, location and condition, an internal viewing is highly recommended through the vendors Sole Agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	71
(39-54)	E	73
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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GROSS INTERNAL
FLOOR AREA 626 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 626 SQ FT / 58 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com

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.