



Holden Avenue, North Finchley, N12

 1 Bedroom  1 Bathroom  1 Reception

Guide Price £275,000




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

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## Guide Price £275,000

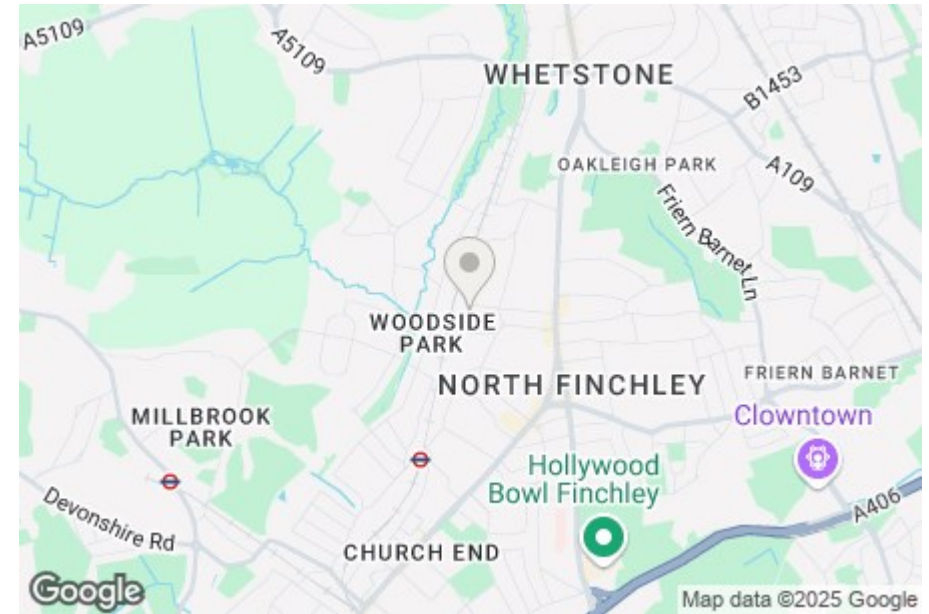
 1 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- One Bedroom
- Ground Floor Apartment
- Approx. 16ft Reception
- Modern Bathroom
- Fitted Kitchen
- Within a 2 Minute Walk to Woodside Park Station

### Other Information

Tenure: Share of Freehold  
Length of Lease: 955 Years  
Ground Rent: Nil  
Service Charge: £2,336.00 P/a  
Council Tax Band: C

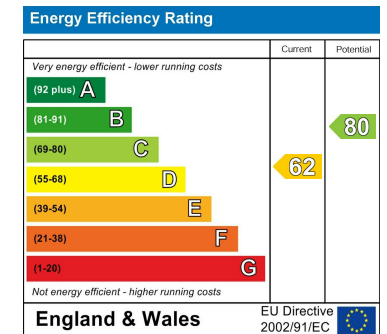


### Nearest Stations

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

### Property Description

Situated within a desirable location off Woodside Park Road is this one bedroom ground floor apartment. The property requires modernisation and presents excellent potential, offering a blank canvas for those looking to bring their vision to life. The property is offered with no onward chain and comes with a share of freehold. Other key features include an approx. 16ft reception room with large double-glazed windows that flood the space with natural light, a modern three-piece bathroom suite with contemporary tiling, on-site parking, an external storage unit, and the convenience of having Woodside Park Station just a few steps away. To really appreciate the potential, location and size of this apartment, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.

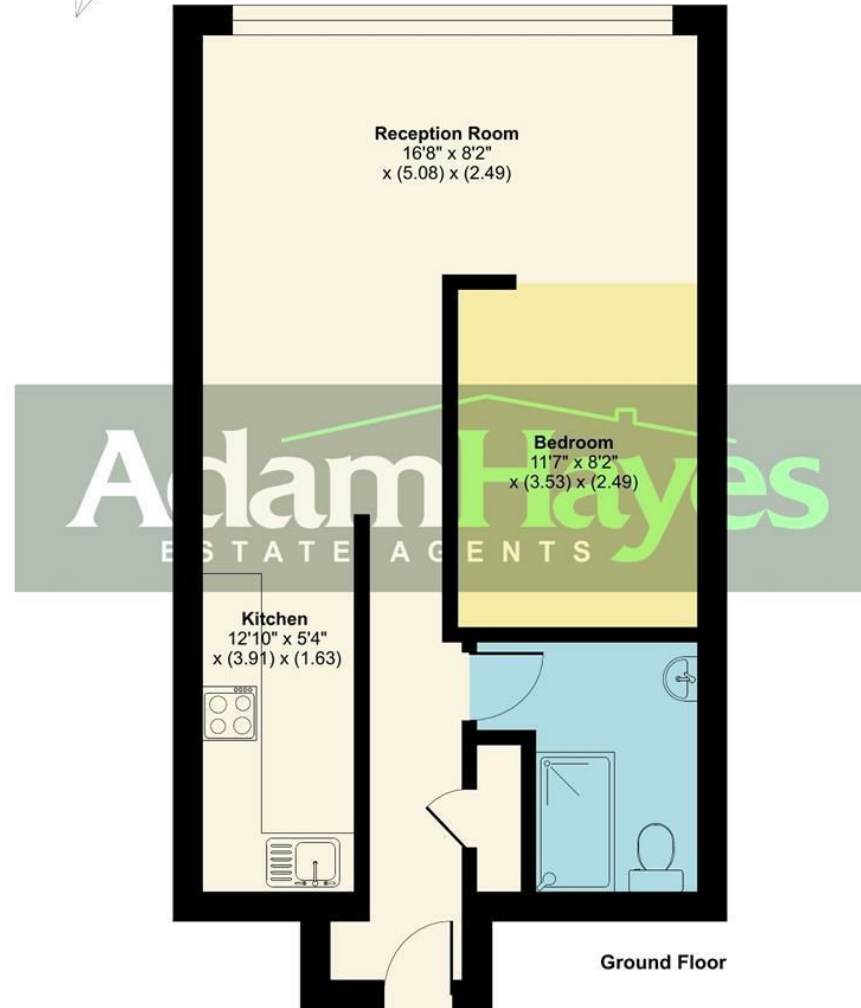


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Approximate Area = 504 sq ft / 46.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Adam Hayes Estate Agents. REF: 1248427

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