



## Woodside Avenue, Woodside Park, N12 8TD

£475,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\*** A 2 double bedroom ground floor maisonette featuring direct access to a private South facing garden. Benefits include a 25ft reception room, a separate kitchen, GARAGE, double glazing, and private road parking. New Share of Freehold. Situated within a quiet cul-de-sac off Woodside Avenue and within easy reach of Woodside Park Tube station and North Finchley High Road, the property would suit first time buyers or those looking to downsize.

Lease: Share of Freehold with lease of 999 years from 29th September 1994

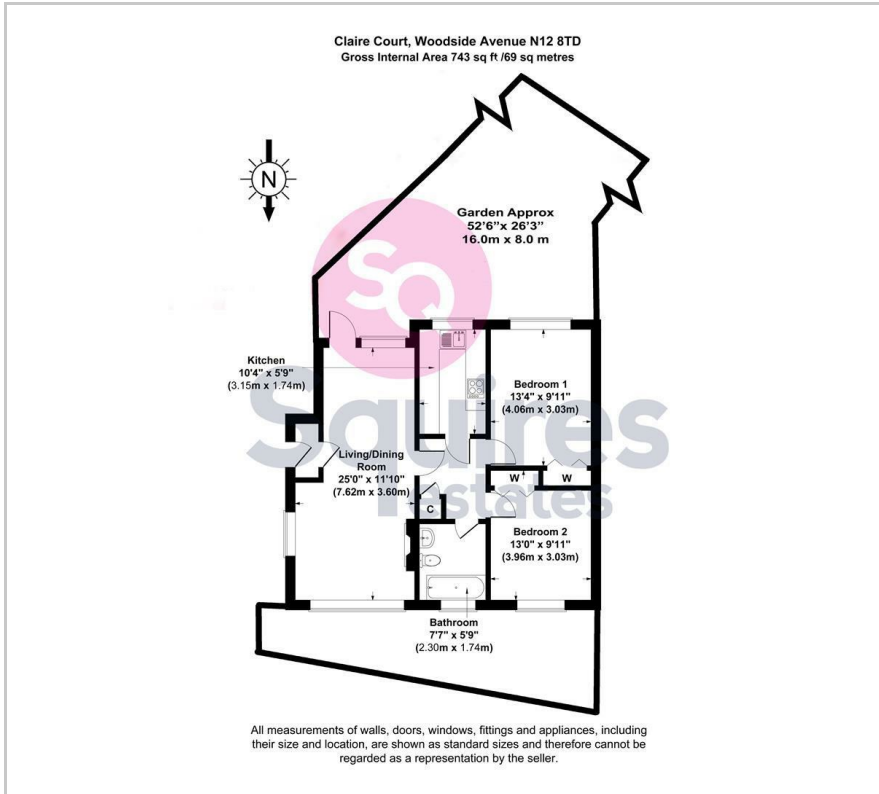
Ground Rent: Peppercorn

Service Charge: £120 per annum towards Claire Court association plus own building insurance

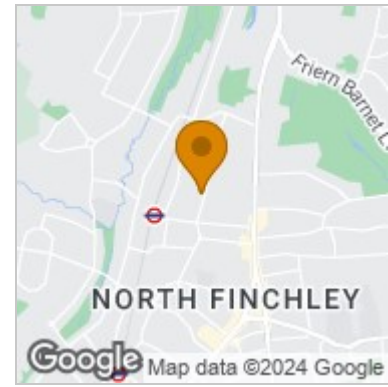
- Ground floor maisonette
- 2 double bedrooms
- Direct access to South facing garden
- Garage
- Chain free
- Close to Tube
- Double glazing
- Barnet council tax band C



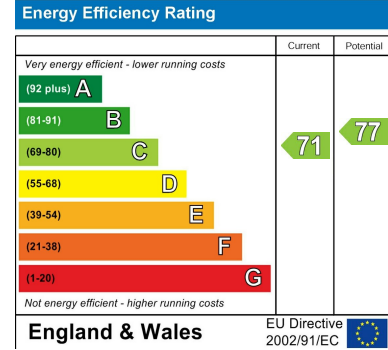
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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