LEASEHOLD

Flat - Penthouse

HOLDEN ROAD, WOODSDE PARK, LONDON, N12 7AG

Asking price

£1,295,000

FEATURES

- Penthouse Apartment
- Principal Bedroom suite
- Family Bathroom
- Underground Parking For 2 Cars
- 40 ft Reception Room
- 2 Further Double Bedrooms
- Roof Terrace

3 | 2 | 1 | B

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3 Bedroom Flat - Penthouse located in Woodsde Park

Forming part of this modern development is this outstanding three double bedroom penthouse apartment offering over 2000 sq ft of well planned accommodation. This well appointed property has been finished to the highest of standards and comprises, spacious (40 ft) open plan kitchen/family room with access onto a private roof terrace, principal bedroom with dressing area and en-suite bathroom, two further double bedrooms, family bathroom and a guest W/C. Further benefits include, underground parking for two cars, double glazed windows, outstanding storage and a wealth of high end finishes. The The Westbury is ideally positioned 0.2m from Woodside Park underground station (Northern Line) and the local amenities that North Finchley has to offer.

ADN RESIDENTIAL | ADN RESIDENTIAL, U7 12 HEATH STREET, HAMPSTEAD, LONDON, NW3 6TE
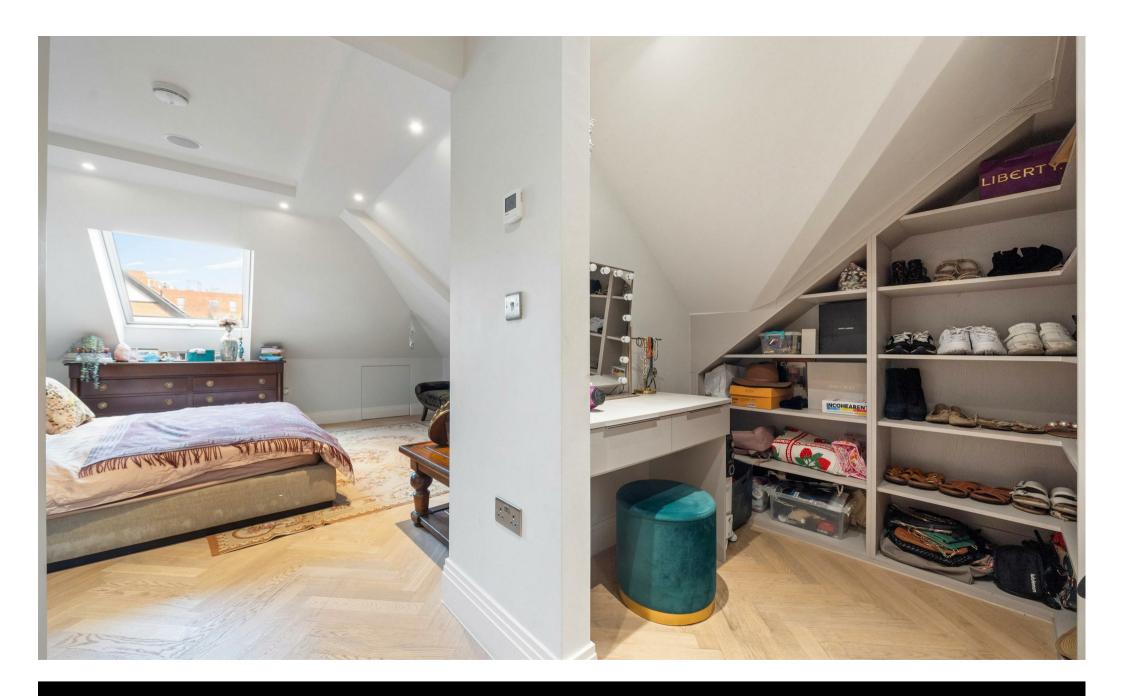
Council Tax Band

G

The Westbury, N12

Restricted Height = 45 sq ft / 4.2 sq m

Approximate Gross Internal Area = 2073 sq ft / 192.6 sq m

mid am
am
N
noon
pm
mid pm

Eaves

Eaves

= Reduced headroom below 1.5m / 5'0

Bedroom
8.38m x 4.47m
27'6" x 14'8"

2.93m x 1.50m
9'7" x 4'11"
(Approx)

Reception Room /
Kitchen
12.48m x 7.19m
40'11" x 23'7"

Walk-In
Wardrobe

Eaves

Eaves

Bedroom
5.01m x 2.54m
16'5" x 8'4"

Bedroom
4.63m x 3.01m
15'2" x 9'11"

CH
182/2.5

Roof Terrace

2.72m x 2.03m
8'11" x 6'8"

IN

Utility
2.78m x 2.05m
9'1" x 6'9"

1.16m x 1.00m
3'10" x 3'3"
(Approx)

Third Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

87   87

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 are advised to recheck the measurements.

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
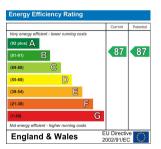
RICS Certified Property Measurer

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