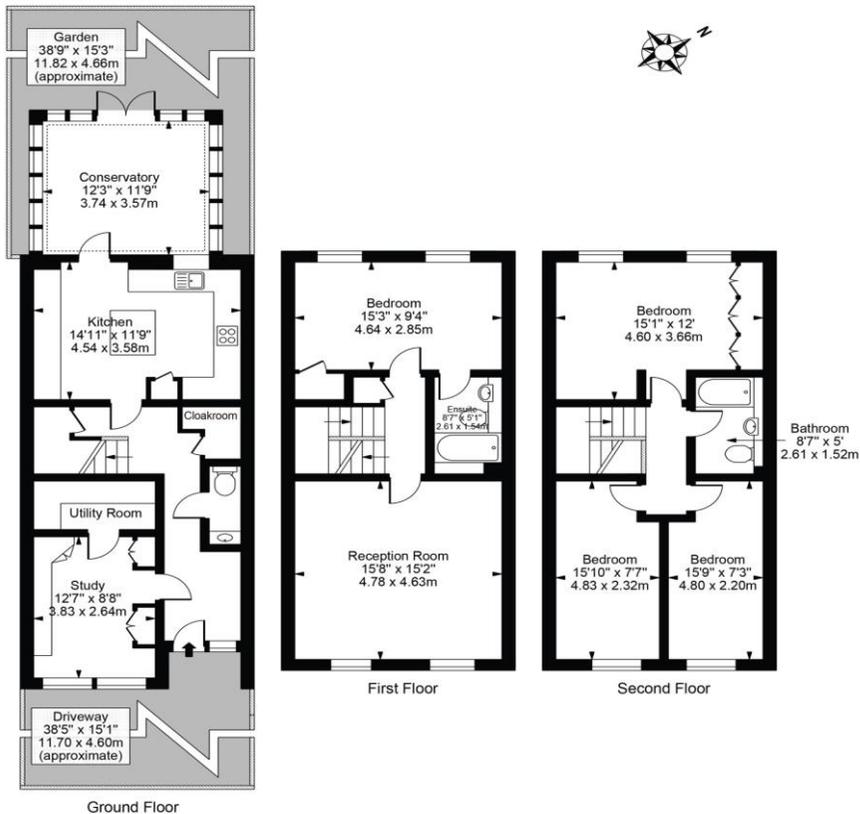




**Holden Road, North Finchley, London N12 7DF**

## Holden Road, N12

Approx. Gross Internal Area 1743 Sq Ft - 161.94 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## welcome to Holden Road, North Finchley, London

- Four Bedrooms
- Off Street Parking
- Excellent Local Amenities & Schools
- Conservatory
- Great Location For Woodside Park & North Finchley

Tenure: Freehold

EPC Rating: C

offers in excess of **£900,000**



A superb four bedroom town house located within very easy reach of the popular local amenities and transport links of Woodside Park (Northern Line) and North Finchley.

The house is extremely bright and well-presented throughout with off street parking to the front. On the ground floor there is a spacious eat in kitchen with a conservatory that provide direct access to the well maintained rear garden, a study room and WC. The first floor has one large bedroom including the en-suite and a spacious reception room. The top floor has three further bedrooms and a family bathroom.

This home also benefits from a loft space with potential to conversion STPP.

Holden road is an attractive tree lined street in Woodside Park and conveniently located for excellent local primary and secondary schools as well as wonderful local parks and walks. Whetstone, Totteridge and North Finchley all have excellent local shops, bars and restaurants and plethora of shopping opportunities.

[view this property online](https://www.barnardmarcus.co.uk/Property/NFY107168) barnardmarcus.co.uk/Property/NFY107168



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense.
4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.
5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs.
6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative.
7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

NFY107168 - 0006

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