



Holden Road, Woodside Park, N12 7AG  
Price Guide £1,295,000 Leasehold Council Tax Band G

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Real Estates are delighted to bring to the market this exceptional three-bedroom penthouse apartment in this highly sought after contemporary development. This unique apartment offers over 2,000 sq ft of thoughtfully designed living space and has been finished to the highest standard.

The property comprises a spacious (40 ft) open-plan kitchen and family room, with direct access to a private roof terrace. The principal bedroom includes a dressing area and en-suite bathroom, while two additional double bedrooms share a family bathroom. A guest W/C adds convenience. The property also benefits from two underground gated parking spaces.

The Westbury is ideally located just 0.2 miles from Woodside Park Underground Station (Northern Line) and within easy reach of the amenities on Sussex Ring, Woodside Park and North Finchley High Road.





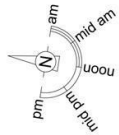




## The Westbury, N12

Restricted Height = 45 sq ft / 4.2 sq m

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



Third Floor

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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A                                           | 87      | 87        |
| B                                           |         |           |
| C                                           |         |           |
| D                                           |         |           |
| E                                           |         |           |
| F                                           |         |           |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |

