



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

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Real Estates are delighted to present this exceptional THREE BEDROOM PENTHOUSE apartment in a highly sought after contemporary development in Woodside Park. This unique property 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 WC adds convenience. The property also benefits from TWO UNDERGROUND 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.

SOLE AGENT





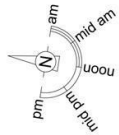




## The Westbury, N12

Restricted Height = 45 sq ft / 4.2 sq m

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



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	(91-100)	87	87
B	(81-90)		
C	(71-80)		
D	(61-70)		
E	(51-60)		
F	(41-50)		
G	(31-40)		
Not energy efficient - higher running costs			
EU Directive			



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