

Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# Holden Road, Woodside Park, N12

## OIEO £450,000

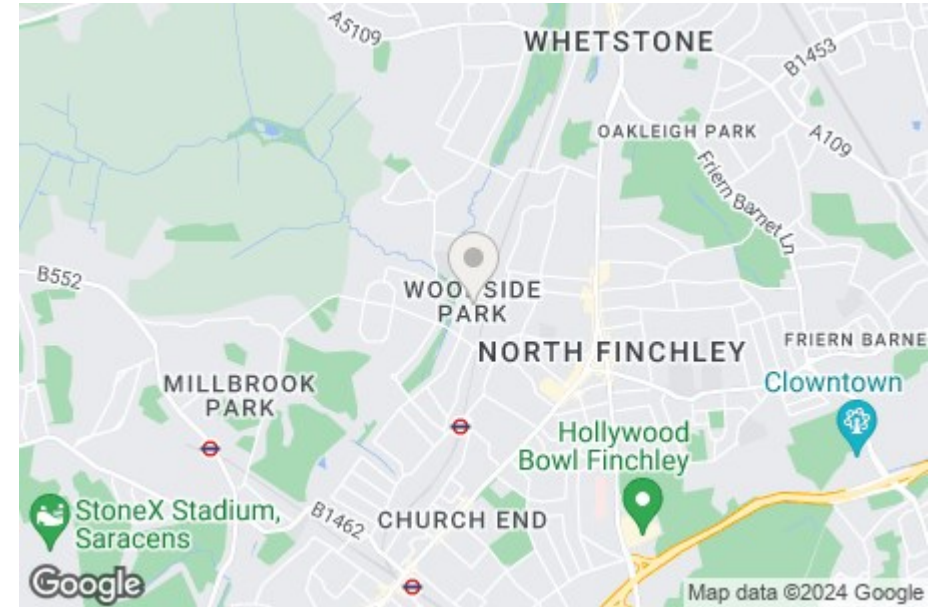
 2 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- Two Bathrooms
- Gated & Purpose Built Development
- Balcony
- Off Street Parking
- Double Glazing

### Other Information

Tenure: Share of Freehold  
Length of Lease: 960 Years  
Ground Rent: Nil  
Service Charge: £2,600.00 P/A  
Council Tax Band: E



### Nearest Stations

Woodside Park Station 0.3 miles  
West Finchley Station 0.4 miles  
Mill Hill East Station 0.9 miles

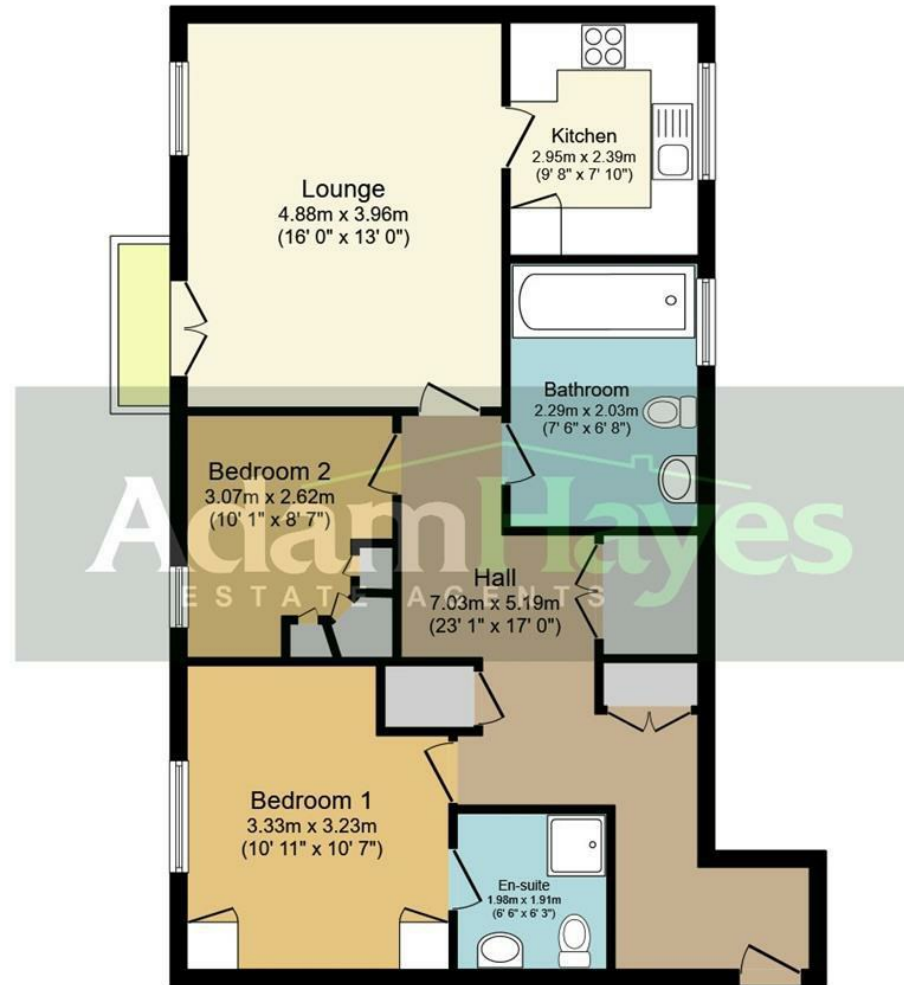
### Property Description

Set back off Holden Road and conveniently located close to Woodside Park Tube Station is this beautifully presented two double bedroom, two bathroom ground floor apartment situated in this sought after gated and purpose built development. The property benefits from an approximately 16ft lounge with wooden flooring throughout, a separate fitted kitchen with ample storage, fitted wardrobes in bedrooms, a balcony, off street parking and a use of communal gardens. To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	72	77
England & Wales		
EU Directive 2002/91/EC		

Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk



## Floor Plan

Total floor area 79.7 sq.m. (858 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.