









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

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Holden Avenue, North Finchley, N12

Guide Price £525,000

 2 Bedrooms  1 Bathrooms  1 Receptions

## Key Features

- Two Double Bedrooms
- Split Level Apartment
- Private Patio
- Balcony
- St Michaels School Catchment
- Allocated Off Street Parking

## Other Information

Tenure: Share of Freehold  
Length of Lease: 985 Years  
Ground Rent: Nil  
Service Charge: £3,200.00 P/a  
Council Tax Band: E



## Nearest Stations

Woodside Park Station	0.1 miles
West Finchley Station	0.5 miles
Totteridge & Whetstone Station	0.9 miles

## Property Description

Conveniently located just a few minutes' walk from Woodside Park Underground Station (Northern Line), this well-presented two double bedroom split-level apartment is situated within a modern, lift-serviced development. Offered chain-free, the property features a spacious reception room of approx. 20'6 ft, a contemporary open-plan kitchen, private balcony and terrace, allocated gated parking, and access to well-maintained communal gardens. Additional highlights include wooden flooring, a modern three-piece bathroom suite, ample storage space, and close proximity to Dollis Valley Greenwalk, local shops, and amenities/ To fully appreciate the size, condition, and excellent location, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

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**Approximate Gross Internal Area**  
**897 sq ft - 83 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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.