



Holden Road, Woodside Park, N12 7AW  
£675,000 Leasehold      Council Tax Band E

**REAL ESTATES**  
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings



Real Estates are delighted to offer for sale this beautifully presented 2 bedroom, 2 bathroom duplex (2nd/3rd floors) apartment, being part of St Barnabas Church which was converted over 4 years ago to a high specification.

The apartment measures approx. 912 sq ft; downstairs comprises a spacious open plan living room/fitted kitchen with Miele and Bosch appliances, featuring stunning, original stained glass windows, a second bedroom and family bathroom. Stairs ascend to a master bedroom with large Crittall windows overlooking the living room, plus an ensuite bathroom. Other features include ALLOCATED PARKING SPACE, a LIFT in the building, additional access to the flat from the 3rd floor if required, and extensive storage space.

Situated within a stone's throw to Woodside Park NORTHERN LINE tube station; c.25mins to Euston, 35mins to the City, various bus routes and green walks, as well as being within walking distance to local coffee shops and a convenience store. The property is also within minutes of multiple local High Streets with a large choice of restaurants and amenities

Viewing is highly recommended via our Totteridge office. Sole agent.





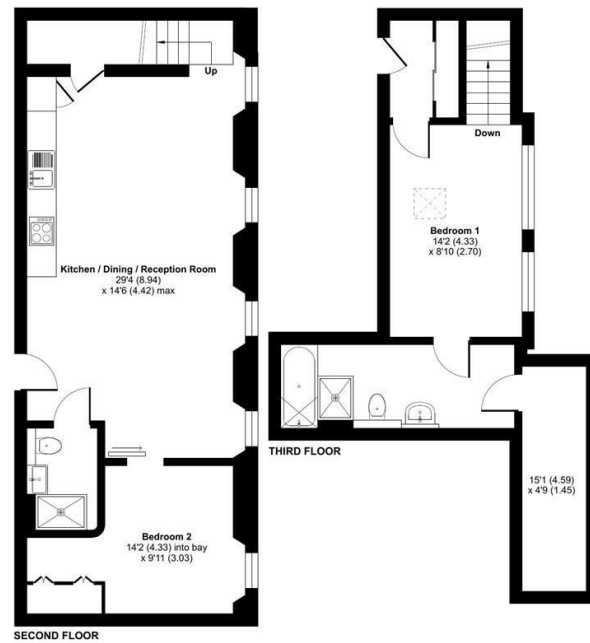






## Holden Road, London, N12

Approximate Area = 912 sq ft / 84.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1249433

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(71-80)		
D	(61-70)		
E	(51-60)	38	38
F	(41-50)		
G	(31-40)		
Not energy efficient - higher running costs			
EU Directive			



Real EstatesTottenham Office:  
32 Tottenham Lane  
Tottenham N20 9QJ

II : 0208 445 3132  
e : info@realestates-wsp.co.uk  
w : www.realestates-wsp.co.uk