

Woodhouse Road, N12

MOVELI





## Woodhouse Road, N12

Light, leafy and effortlessly stylish, this two-bedroom apartment brings together clever design, sunny spaces and a private parking space — all in a peaceful gated setting. A great place to call home.

- Peaceful gated development with leafy green views
- Impressive open-plan living with full-height bi-folding doors
- Private balcony creating seamless indoor-outdoor living
- Exceptional natural light with generous
- Underfloor heating, smart blinds & dimmable lighting
- Secure allocated parking — a rare advantage within the development
- Communal garden with BBQ area, secure bike storage & friendly community

Tucked away within the peaceful, gated setting in North Finchley, this beautifully designed two-bedroom, two-bathroom apartment combines contemporary living with a sense of calm that is increasingly hard to find in London.

Built in 2020 as part of the sought-after Factory Apartments development, the property has been thoughtfully designed to make the most of its green surroundings. From the living room, balcony and bedrooms, leafy views create a wonderfully tranquil backdrop.

At the heart of the home is the impressive open-plan living space. Full-height bifold doors open completely onto the balcony, creating a seamless connection between inside and out. In warmer months, the balcony becomes a natural extension of the living room — ideal for morning coffee, an evening drink or entertaining friends.

The attention to detail continues throughout. Underfloor heating runs across the apartment, while remote- and voice-activated blinds and dimmable lighting allow you to effortlessly tailor the atmosphere. The Quooker tap provides instant boiling and filtered water, without the need for a kettle.

Both bedrooms are positioned to enjoy the surrounding greenery, with two bathrooms providing practicality.

Outside, residents have access to a beautifully maintained communal garden complete with a barbecue area, as well as secure bike storage. The development has a ►





- friendly, family-oriented atmosphere, offering a genuine sense of community. The allocated parking space is a genuine advantage. With parking not included with every apartment in Factory Apartments, having your own secure space adds both convenience and value.

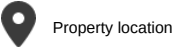
A selection of independent cafés and restaurants are within easy walking distance, while numerous parks provide wonderful opportunities for walks, = and weekends outdoors. Three large supermarkets are also just a short stroll away. The location is particularly appealing for families, with excellent schools and close proximity to Woodhouse College. Hampstead and Muswell Hill are both within easy reach, offering an even wider choice of restaurants, shops and leisure options.

Tenure: Leasehold 119 Years remaining on the lease (Originally 125 Years)  
Council Tax Band d: £2,132.60  
Local Authority: Barnet  
Service Charge £1800 per annum. Building Insurance £200 per annum





LOCATION



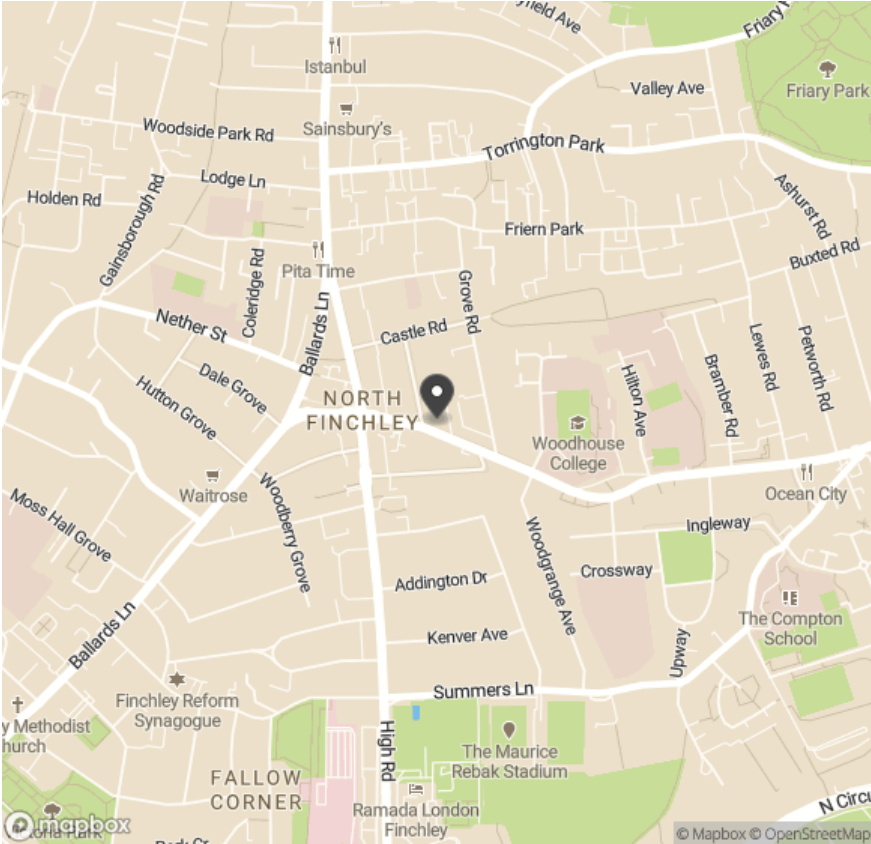
ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: 83

Potential: 83

FLOOR PLAN

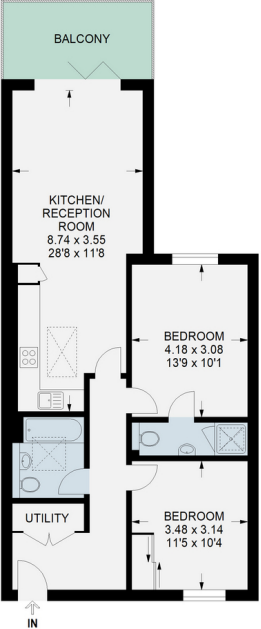
791 sq ft (73 sq m)



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Approximate Gross Internal Area = 791 sq ft / 73.48 sq m



SECOND FLOOR

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