



Holden Road, Woodside Park, N12 7AG

Guide Price £450,000 Leasehold

Council Tax Band D

REAL ESTATES
Est. 1981

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Real Estates are delighted to offer for sale this beautifully presented ONE BEDROOM FIRST FLOOR apartment, set in this highly sought after development of just 34 exquisitely finished units with GATED UNDERGROUND PARKING as well as excellent local transport links, general amenities and green spaces.

The property comprises a spacious entrance hallway, living room/open plan galley style fitted kitchen with separate utility space, a large double bedroom with fitted storage, modern bathroom and a PRIVATE BALCONY. Further benefits include unobstructed rear views, underfloor heating and inbuilt ceiling sound system.

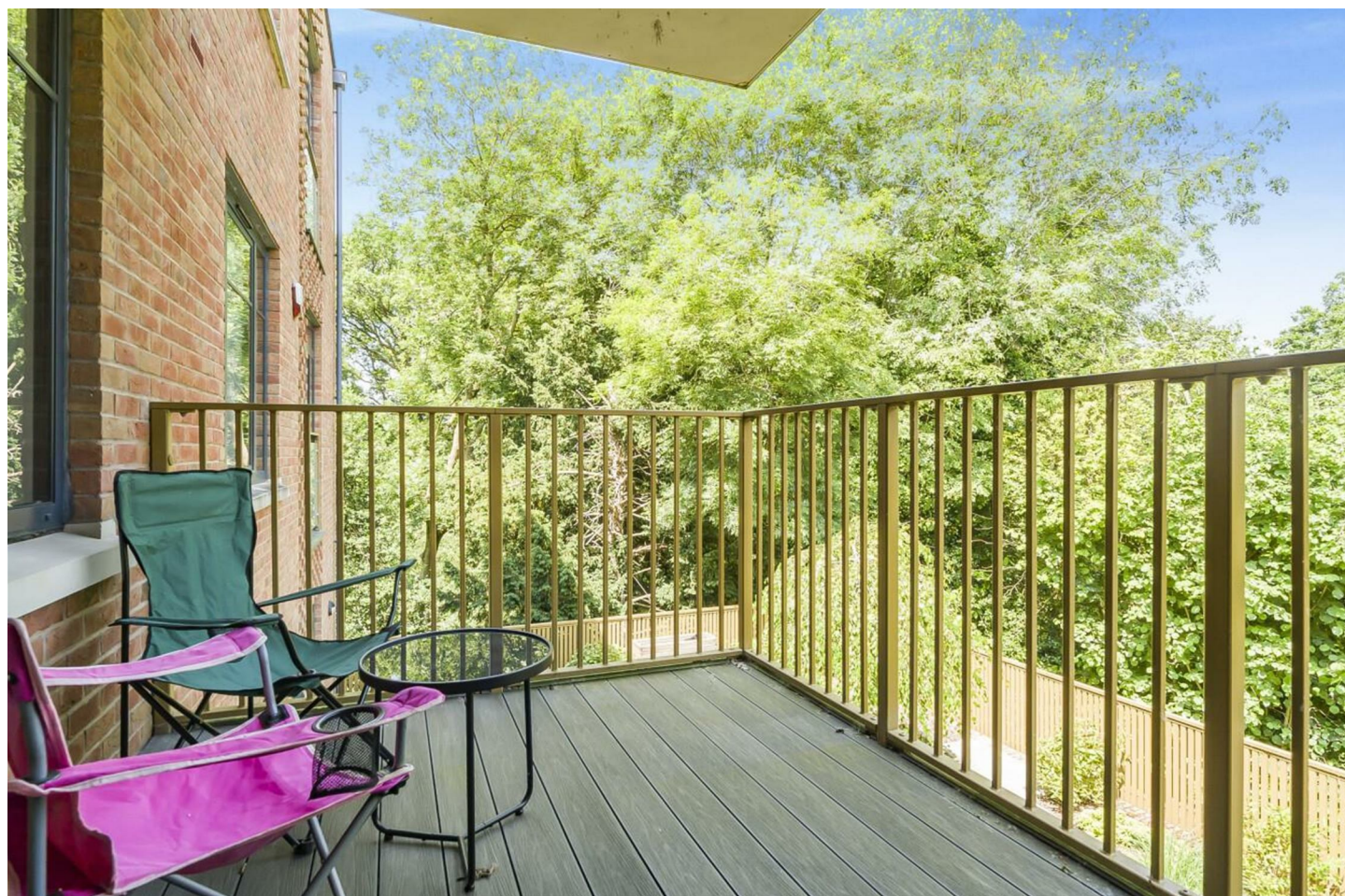
The Westbury, Holden Road is situated within a stone's throw of WOODSIDE PARK NORTHERN LINE TUBE STATION.

CHAIN FREE

142 YEARS REMAINING ON LEASE

GROUND RENT £300 PA

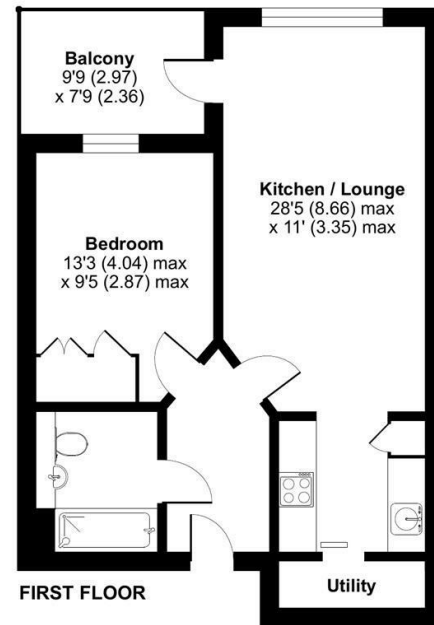
SERVICE CHARGE £2600 PA





Holden Road, London, N12

Approximate Area = 541 sq ft / 50.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2024. Produced for Real Estates - REF: 110987

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)	84	84
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
EU Directive			



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