

Sinclair  Hammelton



ASKING PRICE

**£430,000**

**Holden Road**

London, N12 7ED

## PROPERTY SUMMARY

A two double bedroom ground floor purpose built flat situated close to Woodside Park Tube Station, with the nearest shops being North Finchley. The property offers generous living accommodation and comprises an 18' lounge, fitted kitchen, bathroom separate WC, plus additional guest WC, garage and communal gardens.

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8 Sylvan Court, Holden Road, N12 7ED

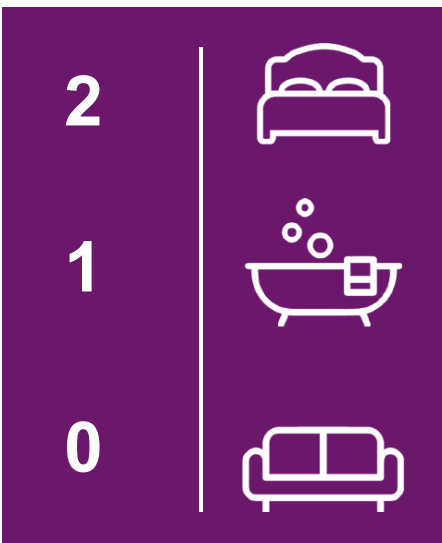
Total Area: 75.4 m<sup>2</sup> ... 811 ft<sup>2</sup>



Ground Floor



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspector would be advised.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: D COUNCIL TAX BAND: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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