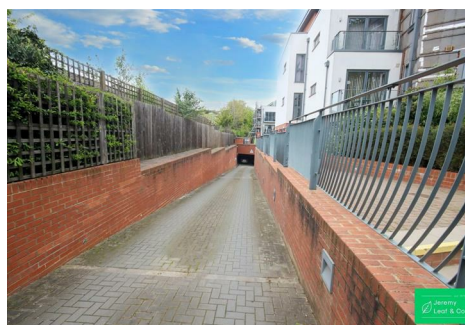


est 1979



Station Approach, Woodside Park

£450,000

- Open Plan Kitchen / Reception
- Underfloor heating
- Council Tax Band - F
- Ground rent - £250 p.a
- En-suite to Master bedroom
- Lease 114 years
- Private garden
- Service charge - £3692 p.a
- Secure underground parking
- Two Double Bedrooms

# Station Approach, Woodside Park, N12 7EZ

**\*Reduced to sell\***

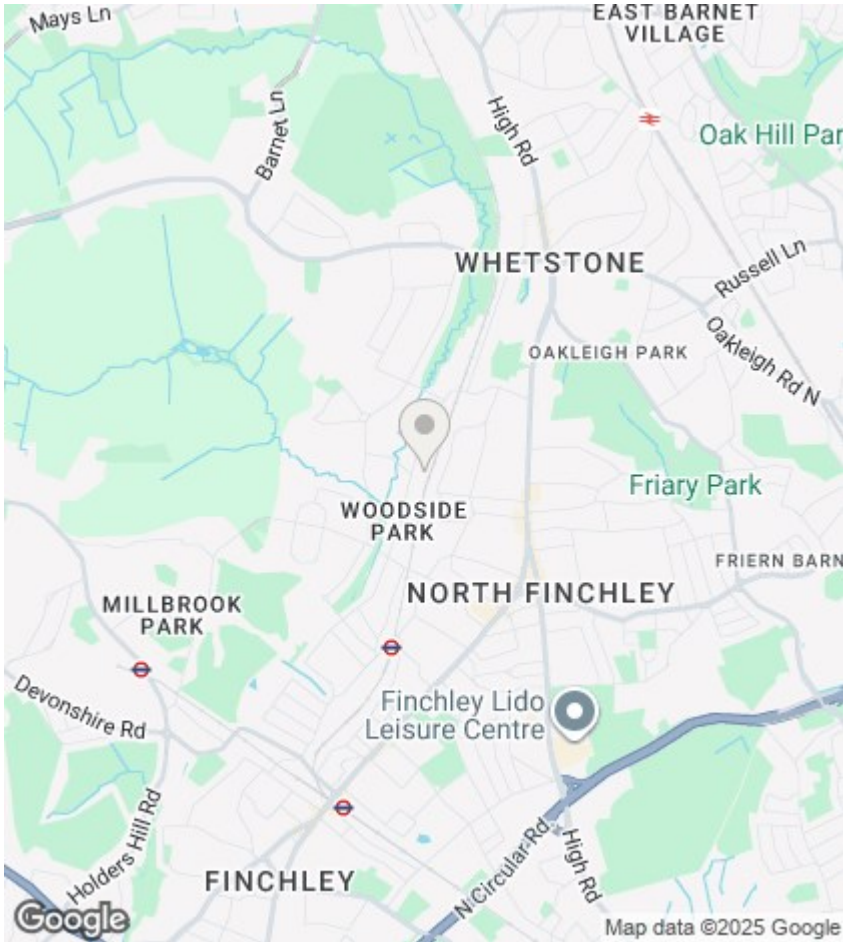
A spacious two bed, two bathroom ground floor apartment in a gated development with private terrace. Benefiting from two double bedrooms (one with an en-suite), open plan kitchen / lounge, underfloor heating, wood flooring, fully equipped kitchen, fitted wardrobes to the master bedroom and private underground parking, this property is in an excellent location just 240ft from Woodside Park Underground station (Northern Line) and just 0.5 miles to the local shops and amenities of North Finchley High Road.



Council Tax Band: F







## Directions

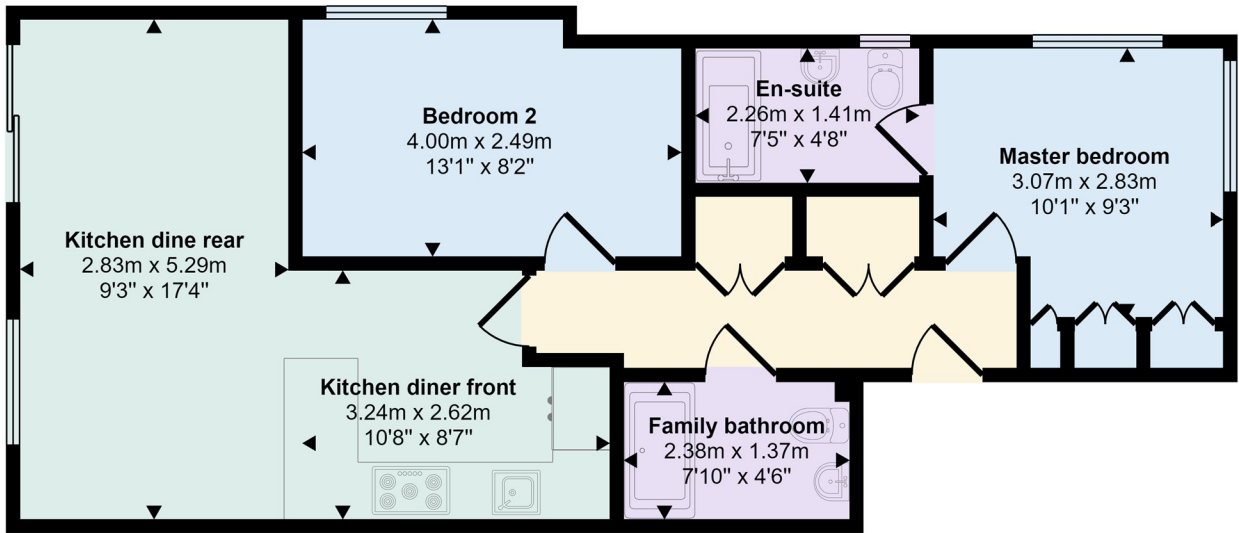
## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

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

Approx Gross Internal Area  
58 sq m / 626 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.