



Holden Road, Woodside Park, N12 7AG

Guide Price £535,000 Leasehold

Council Tax Band F

REAL ESTATES
Est. 1981

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Real Estates are delighted to offer for sale this beautifully presented 2 BEDROOM 1 BATHROOM FIRST FLOOR flat with a spacious PRIVATE BALCONY set in a modern development of just 34 exquisitely finished apartments built approximately 5 years ago.

Benefitting from SECURE UNDERGROUND PARKING, excellent transport links, great local amenities and nearby green spaces, The Westbury offers the very best of urban and rural living.

The apartment is well equipped with a high specification Poggenpohl kitchen, included integrated appliances, fitted cupboards to both bedrooms and entrance hall, underfloor heating throughout, and a pre-wired modern entertainment system.

Situated within easy reach of WOODSIDE PARK NORTHERN LINE STATION, various bus routes, the Dollis Valley Greenwalk plus the popular coffee shops on Sussex Ring and the bustling North Finchley High Road.

LEASE 144 YEARS REMAINING

GROUND RENT £350 PA

SERVICE CHARGE £2,838.92 PA



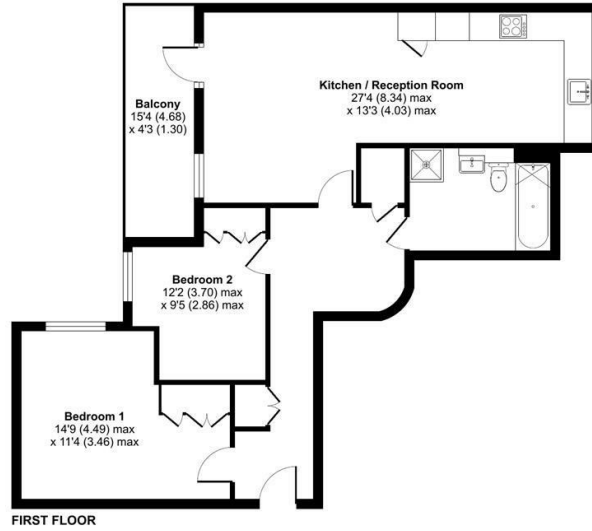


Holden Road, London, N12

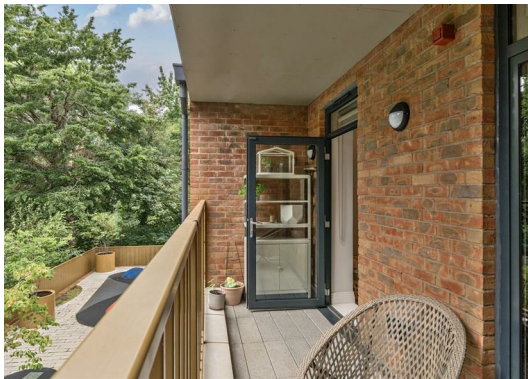
Approximate Area = 786 sq ft / 73 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 kWh/m ² A	B	85	85
81-91 kWh/m ²			
69-80 kWh/m ² C	D		
55-68 kWh/m ²			
48-54 kWh/m ² E	F		
39-47 kWh/m ²			
31-38 kWh/m ² G			
Not energy efficient - higher running costs			
EU Directive			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Real Estates. REF: 1313794



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