



## Holden Road, Woodside Park, N12 8HR

£400,000 - Leasehold

**\*\*CHAIN FREE\*\*** A newly decorated 2 double bedroom flat situated on the ground floor of this purpose built block within Woodside Park. The property features an 18ft L-shaped reception/dining room and benefits include a separate kitchen, a modern shower room, double glazing throughout and communal gardens. The flat is located only 0.2 miles from Woodside Park Tube station and would make an ideal first time purchase.

Lease: Approx. 90 years

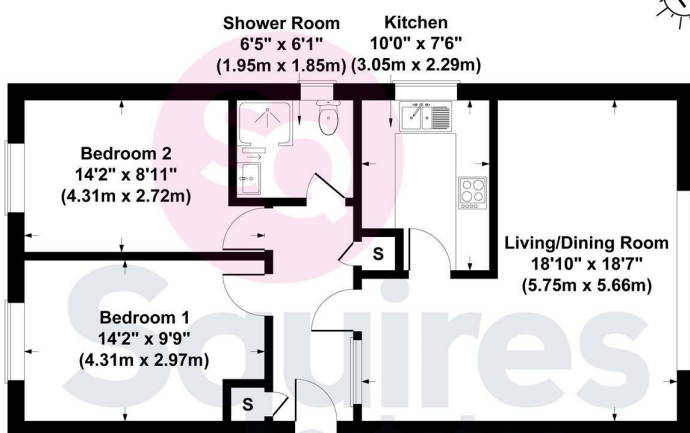
Ground Rent: £300 per annum

Service Charge: Approx. £1576 per annum inclusive of reserve fund contribution

- Purpose built
- 2 double bedrooms
- Newly decorated
- Communal gardens
- Close to Tube
- Chain free
- 18ft reception/dining room
- Barnet council tax band D

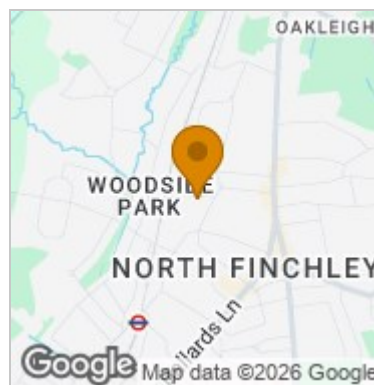
## Floor Plan

### Avon Court, Holden Road N12 8HR Gross Internal Area 721 sq ft / 67 sq metres

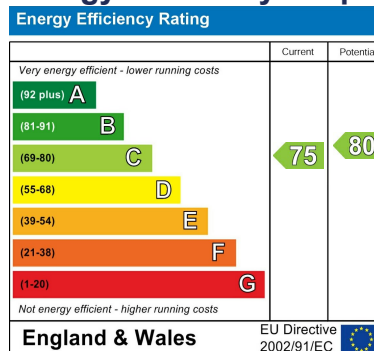


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

