



40A Holden Road, London, N12 7AW

Per Month £2,300 Per Month

Council Tax Band D

REAL ESTATES
Est. 1981

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* AVAILABLE 1ST NOVEMBER * UNFURNISHED*

Nestled on the charming Holden Road in London, this delightful new build flat offers a perfect blend of modern living and comfort. Spanning an impressive 740 square feet.

Upon entering, you are greeted by a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed, making the most of the available space while maintaining a sense of openness.

The property features one spacious bedroom, ideal for a single occupant or a couple seeking a cosy retreat. The bathroom is stylishly finished and the property benefits from a large patio area. This recently completed development in Woodside Park marries old with new, heritage with modernism, and everything you love about city living with the leafy calm and community spirit of a garden suburb.

Woodside Park's Northern Line tube station, local shops, cafes and parkland are all within a short walk.



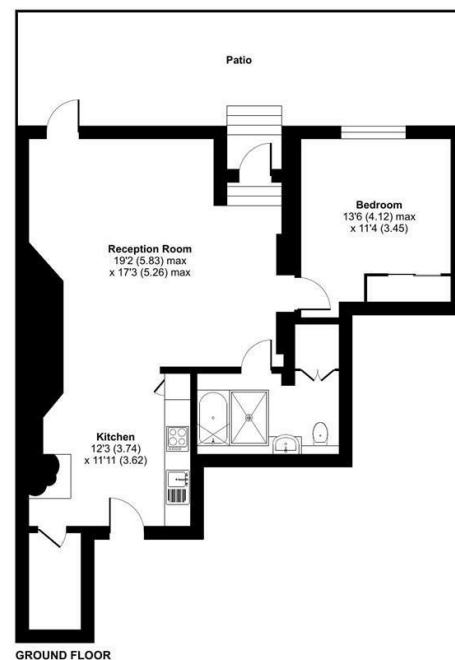




Holden Road, London, N12

Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Real Estates. REF: 1519659

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (31-38)		
Not energy efficient - higher running costs		
EU Directive		



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