



17 Woodside Avenue, Woodside Park, N12 8AN  
 OIEO £850,000 Share of Freehold Council Tax Band F

**REAL ESTATES**  
 Est.1981

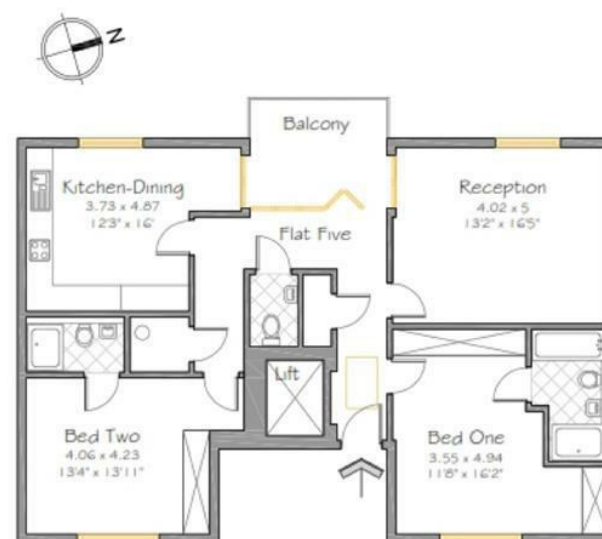
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**\*CHAIN FREE\*** An outstanding 2 BEDROOM 2 BATHROOM + GUEST CLOAKROOM, PENTHOUSE APARTMENT with direct access via lift, in this boutique development of just 5 individually styled spacious flats, located in the heart of Woodside Park, just a few minutes walk to places of worship, Northern Line tube station, and the multiple facilities at North Finchley High Road.

Benefits from high ceilings, spacious hallway, guest cloakroom, private terrace, superbly fitted bespoke kitchen and bathrooms and allocated parking space, in addition to a wealth of luxurious additional lifestyle amenities.

Viewing is highly recommended via Sole Agent Real Estates.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   | 82                      | 82        |
| (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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



All measurements are maximum and approximate.  
Total approx internal floor area 97m<sup>2</sup>