



Holden Road, Woodside Park, N12 7DY  
£575,000 Leasehold Council Tax Band D

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

**\*IDEAL RENTAL INVESTMENT OR OWNER OCCUPIER \***

Real Estates are delighted to offer a 2 BEDROOM first floor conversion property ideally situated in the heart of Woodside Park and just a stone's throw to Woodside Park NORTHERN LINE tube station. Offered with off street parking, this delightful flat also has the benefit of a communal garden, high ceilings, large sash windows, ample bespoke storage, a modern fitted kitchen and bathroom. Local cafes, shops and parkland are all within easy walking distance.

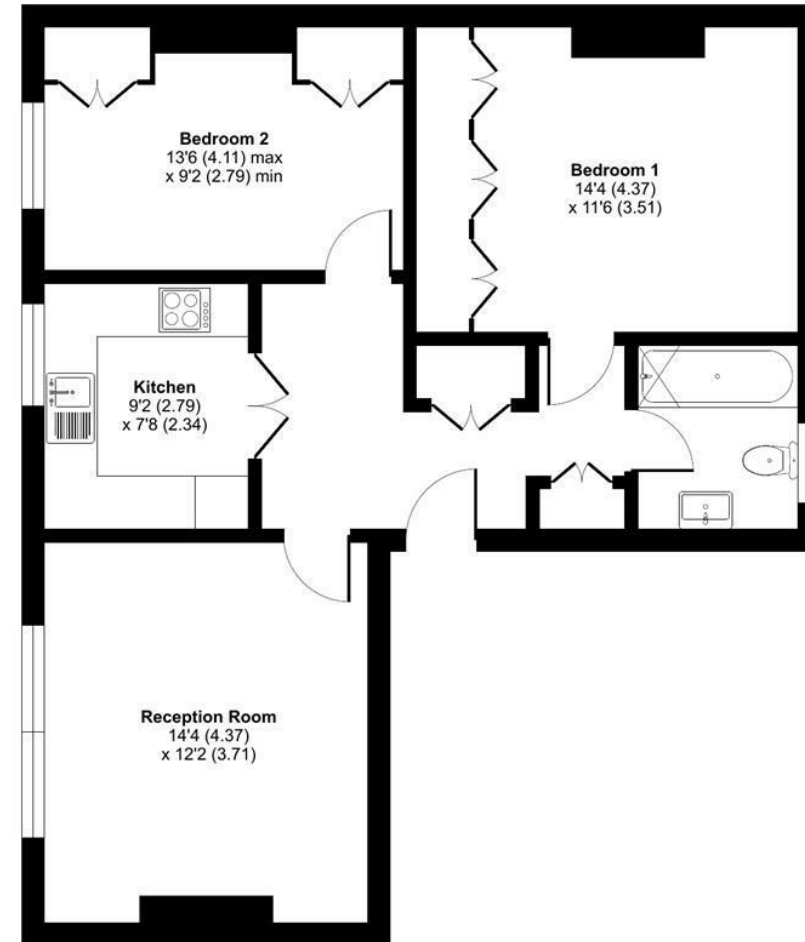
Service charge is approximately £1000 per annum - Lease remaining 183 years

Early viewing is highly recommended via Joint Sole Agent REAL ESTATES  
0208 445 6387.

## Holden Road, London, N12

Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



**SECOND FLOOR**

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	70
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	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Real Estates. REF: 699052.

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