



Holden Avenue, Woodside Park, N12 8HY  
£2,200 Per Calendar Month      Council Tax Band E

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings



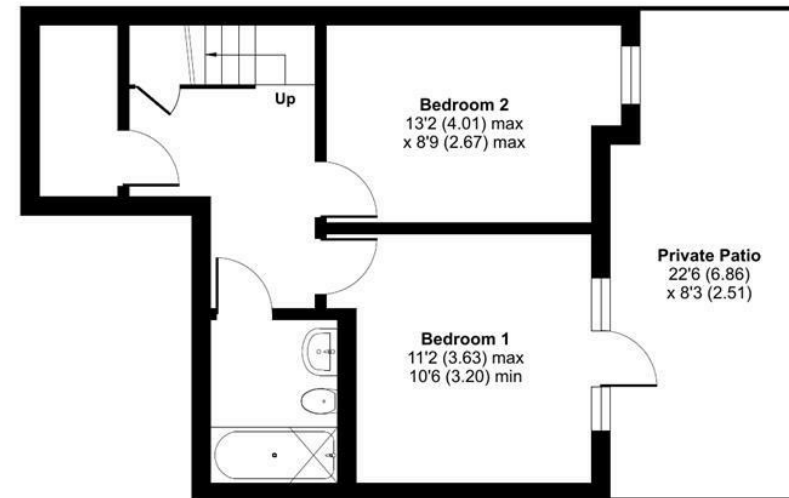
\* FURNISHED \* A modern 2 bedroom ground floor duplex apartment, situated within a short walk to Woodside Park Northern Line tube station, local shops, bus services and parkland.

\* 2 DOUBLE BEDROOMS \* FITTED WARDROBES \* ACCESS TO PRIVATE TERRACE \* MODERN BATHROOM \* LARGE OPEN PLAN LOUNGE WITH FITTED KITCHEN AND BALCONY \* SECURE ALLOCATED PARKING SPACE \* WOOD FLOORING \* DOUBLE GLAZING \* AVAILABLE 17TH JUNE \* FURNISHED \*

## Holden Avenue, London, N12

Approximate Area = 897 sq ft / 83.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 2024. Produced for Real Estates. REF: 1110049