



Holden Road, Woodside Park, N12 7FB

Price Guide £495,000 Leasehold    Council Tax Band E

**REAL ESTATES**  
Est. 1981

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**\*OFFERED CHAIN FREE\*** A well presented and modern 2 bedroom 2 bathroom 2nd floor apartment in this purpose built block, with the benefit of 3 private balconies, gated allocated parking space and lift.

The accommodation includes an open plan reception with fitted kitchen (including new oven and dishwasher), 2 good sized bedrooms, 2 bathrooms ( 1 en suite) and storage cupboards off hallway with washing machine.

Conveniently situated just a short walk to Woodside Park's Northern Line tube station, local shops, cafés and parkland.

Lease 113 yrs remaining. Ground Rent £300 pa Service Charge £3,331 pa



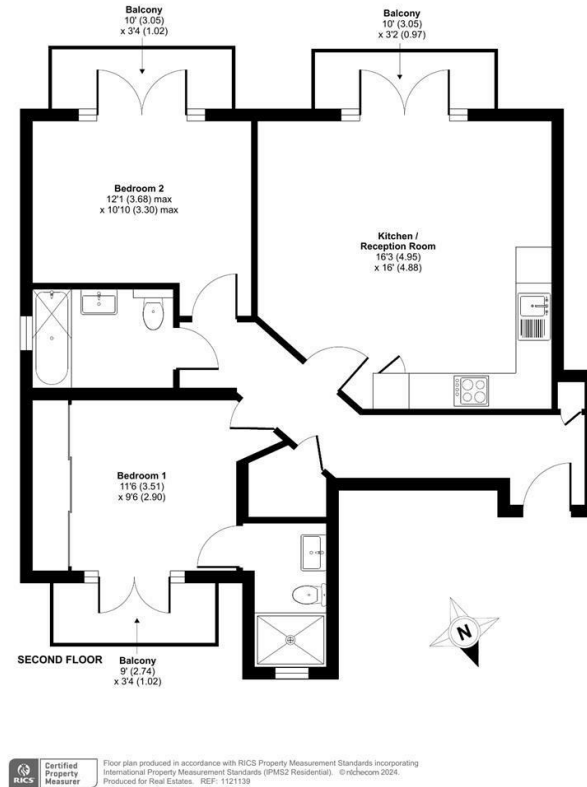




## Holden Road, London, N12

Approximate Area = 700 sq ft / 65 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	82	82
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
EU Directive			



**Real Estates Woodside Park Office:**  
14/14a Sussex Ring  
Woodside Park N12 7HX

ll : 020 8445 6387  
e : [info@realestates-wsp.co.uk](mailto:info@realestates-wsp.co.uk)  
w : [www.realestates-wsp.co.uk](http://www.realestates-wsp.co.uk)