



Holden Road, Woodside Park, London, N12

£375,000 *Share of Freehold*



A larger than average, two double bedroom, third floor purpose built flat. Situated within five minutes walking distance to Woodside Park Underground Station.

The property comprises of two double bedrooms with wardrobes, tiled bathroom / WC, large 'L' shape living room/dining room, separate fully fitted kitchen, door entry system, communal gardens, double glazed windows and gas central heating.

KEY FEATURES

- Purpose built block
- Third floor
- Two bedrooms
- Kitchen & Bathroom
- Wonderful views
- Close to local amenities & transport links
- Share of Freehold
- Chain free



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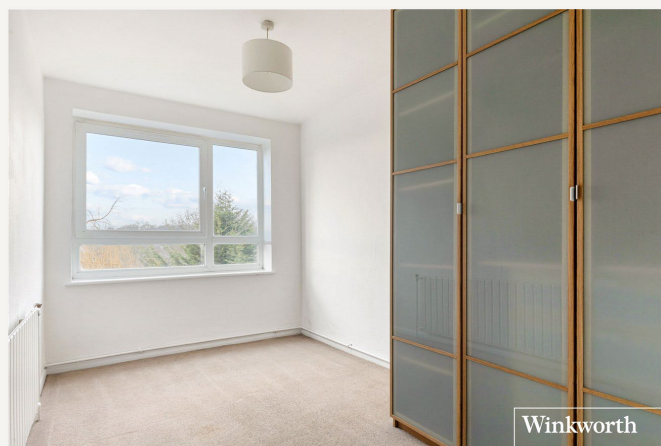
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Awake every morning to the magnificent panoramic view overlooking the trees on the Whetstone Stray Park, from both the bedrooms and lounge on this elevated southwest-facing third floor. Secure entrance with large vestibule and secure personal intercom. Private tended gardens for the block of 16 flats. New Roof 2025
Renovated communal area 2025
Further benefits include easy access to Dollis Valley Green walk and a share of freehold.
Offered on a chain free basis.

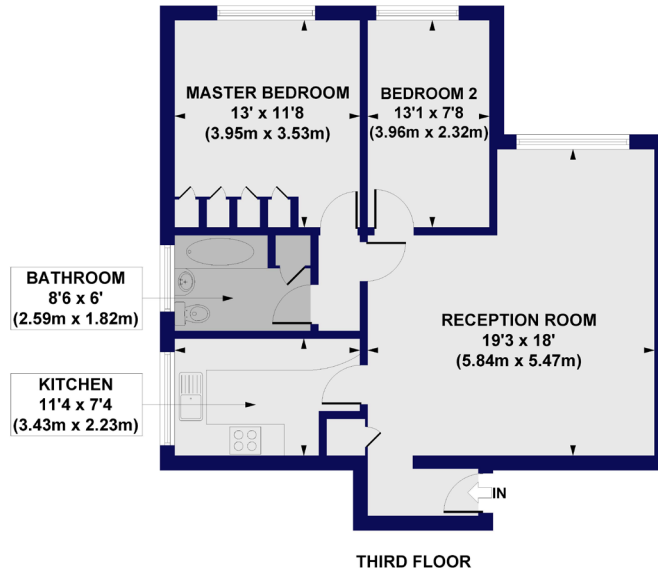




MATERIAL INFO

Tenure: Share of freehold
Term: 976 year and 11 months
Service Charge: £1,937 per year
Ground Rent: £0
Council Tax Band: D
EPC rating: D

Holden Heights, Holden Road, N12
Approx. Gross Internal Floor Area 760 sq. ft / 70.62 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN250500>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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