

## Holden Road, Woodside Park, N12

# £450,000

A spacious two double bedroom first floor flat with own section of garden and garage. Located in this purpose built block less than 0.2 miles to Woodside Park Underground (Northern Line) station and just 0.6 miles to North Finchley's shopping and amenities. Viewing advised.



- Reception
- Two Bedrooms
- Own Section of Garden
- FGCH
- 166 Years on lease
- Kitchen
- Bathroom
- Garage
- Double Glazing
- 0.2 miles to Woodside Park Tube



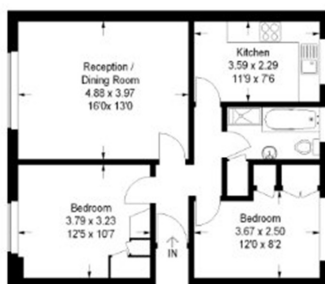


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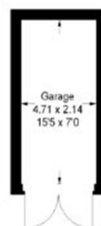
Approximate Gross Internal Area = 62 sq m / 667 sq ft  
 Garage = 10 sq m / 108 sq ft  
 Total = 72 sq m / 775 sq ft



Rear Garden



First Floor



(Not Shown In Actual Location/ Orientation)

Garage

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2014 (ID92501)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	69
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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