



**The Westbury, Holden Road, Woodside Park, N12**

**£635,000**



## The Westbury, Holden Road, Woodside Park, N12

Peacefully positioned at the rear of this luxurious development and located on the second floor is this two double bedroom, two bath apartment offering 857 Sq Ft (79 Sq M) of internal space as well an allocated underground parking space.

This fine flat boasts a stunning open plan kitchen reception with generous dining space, access to a delightful balcony and an exceptional tranquil outlook. Further benefits include two spacious bedrooms, two contemporary bathrooms (one en-suite) and generous storage throughout. The apartment has been finished to a high standard with no expense spared and includes a hot tap in the kitchen, marble finish in the bathroom, underfloor heating throughout and fitted wardrobes.

The Westbury offers stunning communal areas, a lift and well maintained communal gardens and is perfectly located just 0.3 miles from Woodside Park underground station (Northern Line).

Please note that we have been advised of the following:

Lease – Circa 145 years remaining  
Service charge - Circa £2,996.6 per annum  
Ground rent - Circa £350 per annum

### Features

- Two Double Bedrooms
- Peacefully Positioned At The Rear
- Two Bathrooms
- Second Floor (with lift)
- Allocated Underground Parking Space
- Offering 857 Sq Ft (79 Sq M)
- Delightful Balcony
- Luxurious Development
- Tranquil Outlook
- 0.3 Miles From Woodside Park Underground

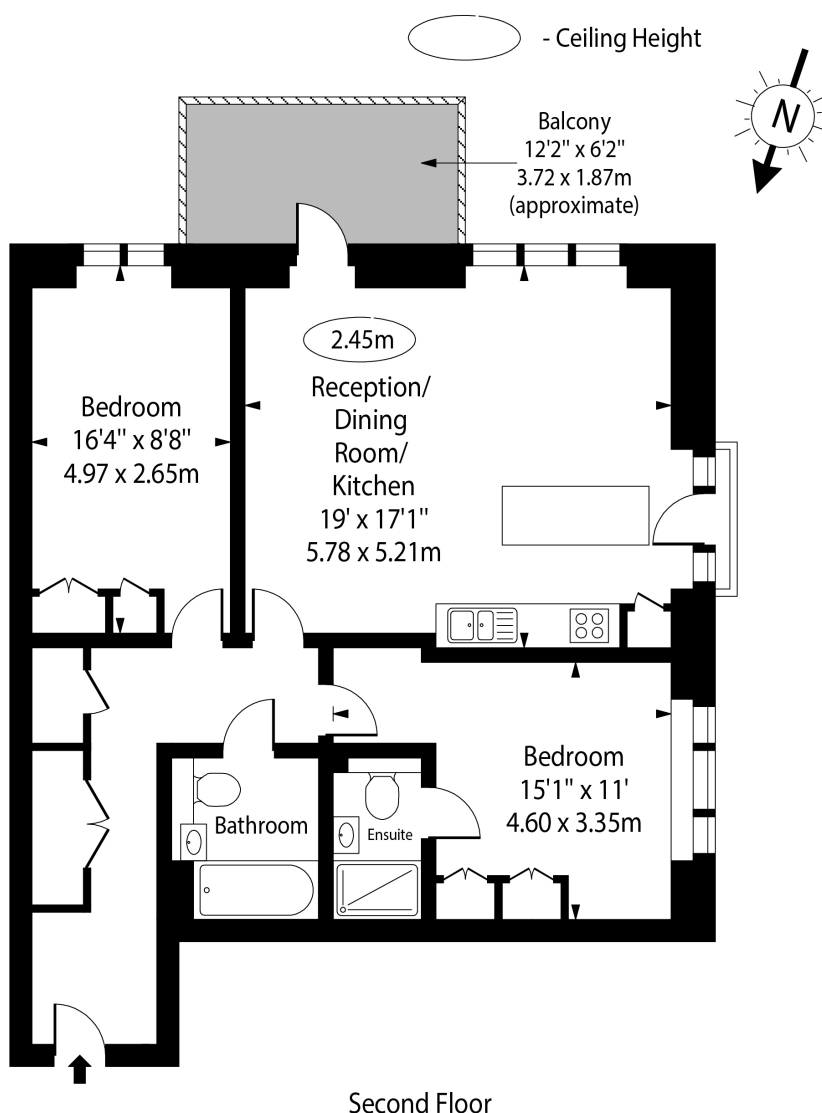






The Westbury,  
Holden Road,  
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Approx Gross Internal Area 857 Sq Ft - 79.60 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.52333

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.