



Holden Road, Woodside Park, N12 7DU

Asking Price: £799,950
Leasehold

Holden Road, London, N12 7DU

This very impressive three bedroom penthouse apartment is a complete one-off and is offered for sale CHAIN FREE with a new 125 year lease.

The block comprises of only five flats and is situated within walking distance (0.5 miles) from Woodside Park Tube Station (Northern Line). Comprising of just under 1,300sq ft the property boasts large living space and is presented in excellent condition throughout. This bright apartment has high ceilings and offers fantastic views from the west facing balcony.

The property further benefits from a fully fitted kitchen with integrated Siemens appliances, two bathrooms, ample storage and has an allocated parking space.

- **CHAIN FREE**
- **THREE BEDROOM PENTHOUSE APARTMENT**
- **CONTEMPORARY OPEN PLAN KITCHEN/DINER * MODERN FITTED KITCHEN**
- **INTEGRATED SIEMENS KITCHEN APPLIANCES**
- **WEST FACING BALCONY**
- **GAS CENTRAL HEATING * UNDERFLOOR HEATING * DOUBLE GLAZING**
- **EN SUITE TO MASTER BEDROOM * FAMILY BATHROOM**
- **ALLOCATED CAR PARKING SPACE**
- **NEW 125 YEAR LEASE * £250 GROUND RENT PER ANNUM**
- **COUNCIL TAX BAND F - £2,806.90p p.a.**



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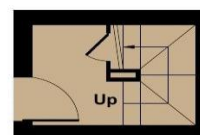
Approximate Area = 1261 sq ft / 117.1 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

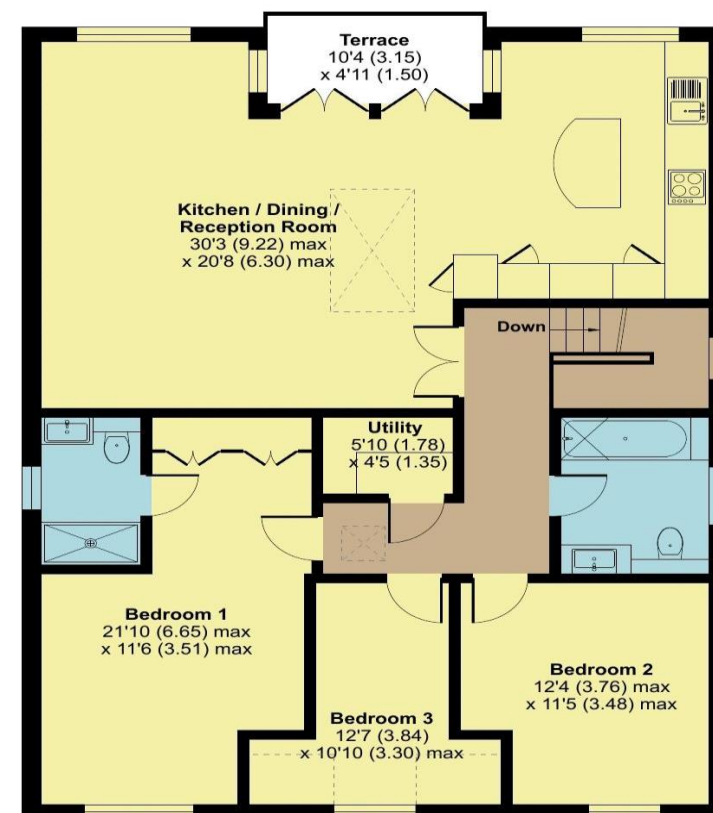
Total = 1283 sq ft / 119.1 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR
APPROX FLOOR
AREA 3.9 SQ M
(42 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 113.2 SQ M
(1219 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1215603











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

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