



## Holden Road, Woodside Park, N12 8HR

£400,000 - Leasehold

**\*\*CHAIN FREE\*\*** A newly decorated 2 double bedroom flat situated on the ground floor of this purpose built block within Woodside Park. The property features an 18ft L-shaped reception/dining room and benefits include a separate kitchen, a modern shower room, double glazing throughout and communal gardens. The flat is located only 0.2 miles from Woodside Park Tube station and would make an ideal first time purchase.

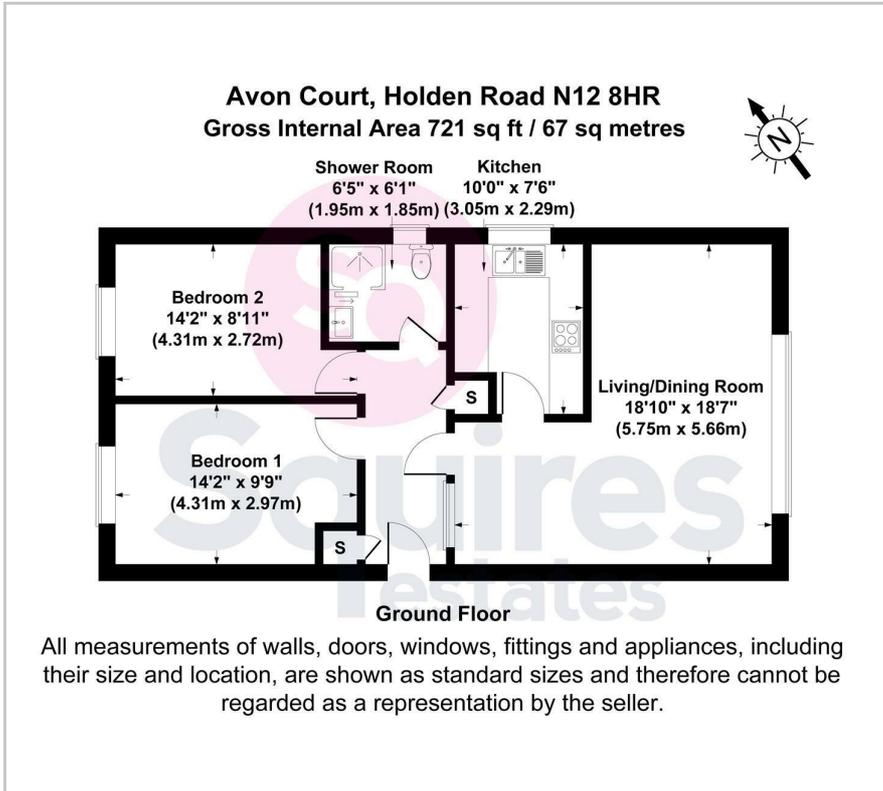
Lease: Approx. 90 years

Ground Rent: £300 per annum

Service Charge: Approx. £1576 per annum inclusive of reserve fund contribution

- Purpose built
- 2 double bedrooms
- Newly decorated
- Communal gardens
- Close to Tube
- Chain free
- 18ft reception/dining room
- Barnet council tax band D

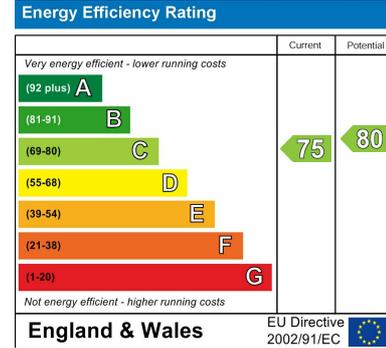
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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