



## Vicarage Court 38-40 Holden Road, London - N12 7DN

£375,000 Share of Freehold

**CHAIN FREE** A fantastic 807 sq ft 1 bedroom flat situated on the ground floor of this purpose built block. The property features a 22ft reception room with direct access to communal gardens and further benefits include an 11ft separate kitchen, an approx. 16ft bedroom with fitted wardrobes, a secure parking space, extensive storage and a guest W.C. Woodside Park Tube station is just a short walk away and the flat would make an ideal first time purchase.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



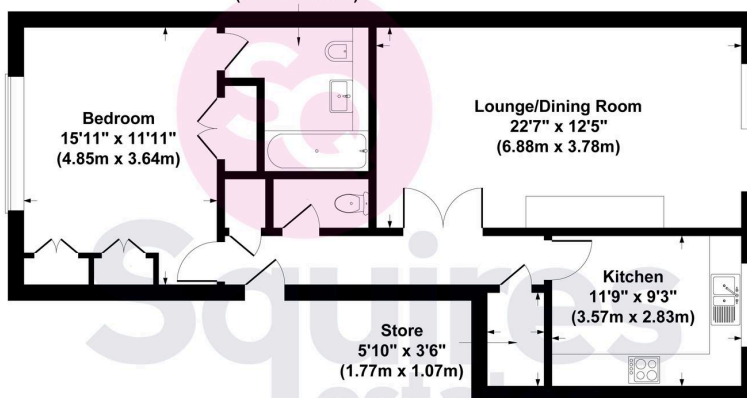
- Purpose built
- 1 bedroom
- 807 sq ft
- 1 secure parking space
- Direct access to communal gardens
- Guest W.C.
- Extensive storage
- Chain free
- Close to Tube
- Ideal first time purchase



### Vicarage Court, Holden Road N12 7DN

Gross Internal Area 807 sq ft / 75 sq metres

En-suite  
8'11" x 8'10"  
(2.71m x 2.70m)



Ground Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.