



Holden Road, Woodside Park, N12 7DP  
Guide Price £425,000 Leasehold Council Tax Band B

**REAL ESTATES**  
Est.1981  
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Real Estates are pleased to present this TWO BEDROOM, TWO BATHROOM TOP FLOOR CONVERSION set just a stone's throw away from Woodside Park Underground Station on the Northern Line, benefitting from a PRIVATE GARDEN, GARAGE and OFF STREET PARKING SPACE.

\* CHAIN FREE \* OPEN PLAN KITCHEN & RECEPTION AREA \* PRINCIPAL BEDROOM WITH EN SUITE \* HIGH CEILINGS \* EXTENSIVE STORAGE \*

Holden Road is nearby the pathways and green spaces of the Dollis Valley Brook, whilst the popular coffee shops on Sussex Ring are within easy reach.

LEASE REMAINING 105 YEARS  
GROUND RENT £150 PA  
NO FIXED SERVICE CHARGE

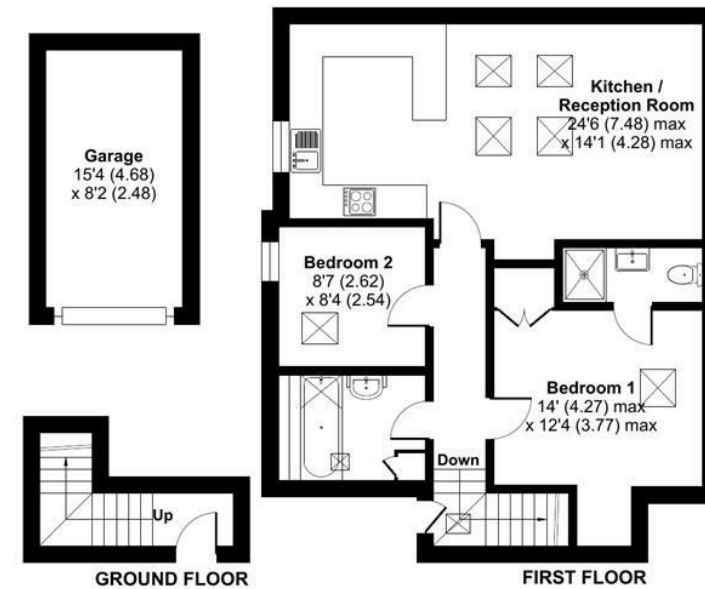
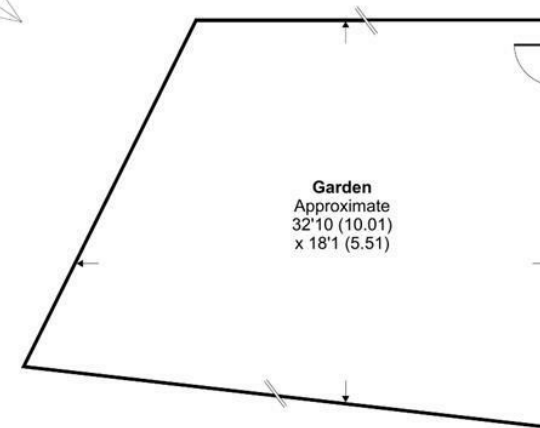
## Holden Road, London, N12

Approximate Area = 771 sq ft / 71.6 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 896 sq ft / 83.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D | 70                      | 70        |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Real Estates. REF: 1416855