



Holden Road, Woodside Park, N12 7AG  
Asking Price £450,000 Leasehold Council Tax Band D

**REAL ESTATES**  
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Real Estates are delighted to offer for sale this beautifully presented 1 bedroom apartment, in this highly sought after development of just 34 exquisitely finished apartments with SECURE UNDERGROUND PARKING, excellent transport links, great local amenities and green spaces. The Westbury offers the very best of urban and rural living.

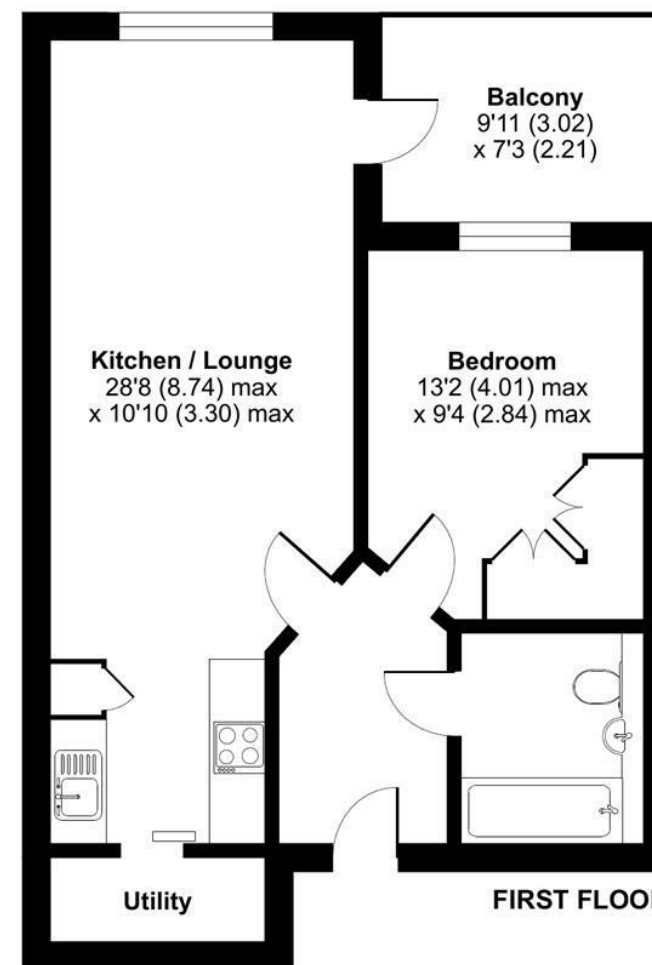
The apartment comprises a large entrance hallway, spacious living room/open plan galley style fitted kitchen with utility space, a large double bedroom with fitted storage, bathroom and a SOUTH FACING BALCONY. The property also benefits from a parking space in the secure underground car park.

Situated within a stone's throw to WOODSIDE PARK NORTHERN LINE tube station, various bus routes and green walks as well as being within walking distance of local coffee shops and a convenience store.

## Holden Road, London, N12

Approximate Area = 551 sq ft / 51.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-100kWh/m <sup>2</sup> A			
91-101kWh/m <sup>2</sup> B			
81-90kWh/m <sup>2</sup> C			
71-80kWh/m <sup>2</sup> D			
61-70kWh/m <sup>2</sup> E			
51-60kWh/m <sup>2</sup> F			
41-50kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Real Estates. REF: 1083697