



## **BEECHOLME, WOODSIDE PARK ROAD, N12**

We are pleased to offer for sale this gorgeously renovated, 2 bedroom 1st floor split-level flat in this purpose built block. Situated just 2 minutes walk to Woodside Park (Northern Line) tube station and a short 5 minute walk to the shopping & transport facilities at North Finchley High Road.

It has been completely refurbished, with a new kitchen, new bathroom, new efficient electric central heating system and new double glazed windows all increasing the energy efficiency of this property. The upper floor boasts a newly decorated and well-fitted 19ft x 16ft Open-plan kitchen, living room with its own private balcony overlooking the well maintained communal gardens, whilst the lower ground floor has 2 freshly refurbished double bedrooms and modern fully fitted & fully tiled bathroom.

Benefitting from it's bright & airy accommodation, ideal location, Share of freehold plus a 955 year lease, an allocated parking space and an additional external storage cupboard, it would make an ideal home.



### **ACCOMMODATION**

\* COMPLETELY REFURSHED - WITH NEW WIRING, NEW PLUMBING & HEATING & NEW DOUBLE-GLAZING \*  
SPLIT-LEVEL PURPOSE-BUILT FLAT \* BRIGHT OPEN-PLAN 19FT X 16FT KITCHEN / LIVING ROOM \* 2 DOUBLE  
BEDROOMS \* NEW MODERN FITTED KITCHEN \* MODERN FITTED BATHROOM \* PRIVATE 17FT BALCONY \*  
ALLOCATED PARKING \* EXCELLENT WOODSIDE PARK LOCATION \* CLOSE TO HIGH ROAD NORTH FINCHLEY,  
AMENITIES & SCHOOLS \* NO GROUND RENT \* INCLUDES SHARE OF FREEHOLD WITH 955 YEAR LEASE \*  
\* SERVICES: MODERN EFFICIENT ELECTRIC CENTRAL HEATING \* FEATURES: NEW DOUBLE GLAZING \* NEW  
ENTRYPHONE SYSTEM \*

**PRICE: £400,000 LEASEHOLD - SHARE OF FREEHOLD**

**OPEN PLAN KITCHEN / LIVING ROOM 19'8 x 16'5 (5.99m x 5.00m)**

Floor to ceiling and the full-width of the room new double-glazed windows and door leading out the balcony. LVT oak flooring, 2 wall-mounted panel radiators, spotlights.



**KITCHEN AREA**

Set in the corner of the open-plan kitchen / reception room, with gloss white, handleless wall & base units, adorned with white worktops and blue subway tiled splashbacks and with a breakfast bar dividing the kitchen & living area. LVT oak flooring, a tall larder cupboard housing the Heatrae Sadia electric flow boiler.



## LIVING ROOM AREA



**BALCONY 17'4 x 5'8 (5.28m x 1.73m)**

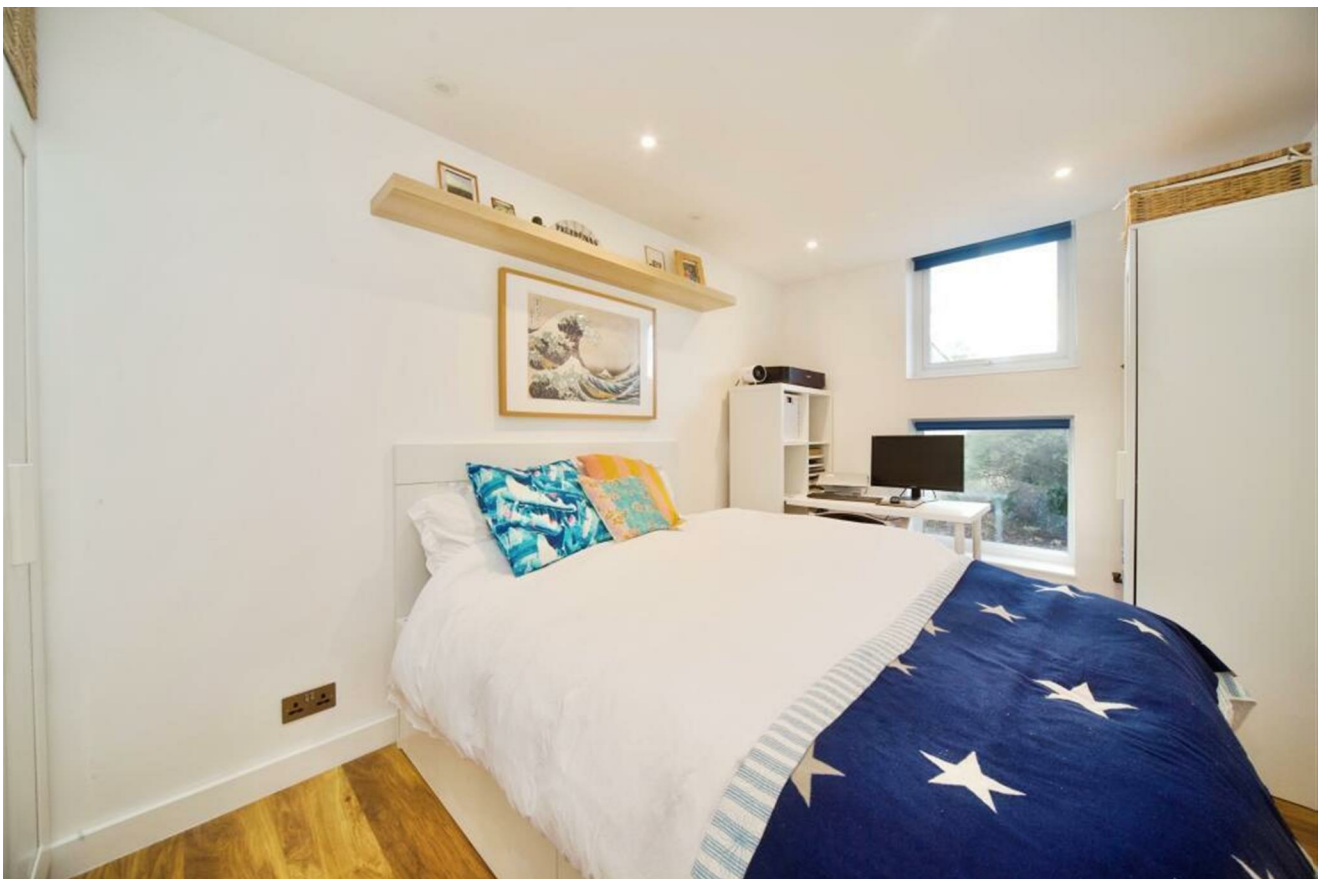
**Accessed via the double glazed doors from the reception room out onto the full-width balcony, overlooking the well-maintained Communal Gardens.**



**HALLWAY**  
stairs down from reception room, LVT oak flooring and spotlights



**BEDROOM 1 13'9 x 8'3 (4.19m x 2.51m)**  
Double glazed window to front, LVT oak flooring, panel radiator, spotlights.



**BEDROOM 2 11'3 x 8'8 (3.43m x 2.64m)**  
**Double glazed window to front, LVT oak flooring, panel radiator, spotlights.**



**BATHROOM**

**Fully tiled walls & floor, with white suite comprising; full sized bath with mixer taps & thermostatic shower with glass shower screen, wall-mounted sink seated on vanity unit beneath with mirror cabinet above and concealed cistern WC.**



### **COMMUNAL GARDENS**

**Well maintained communal gardens to the rear of the building.**



### **ALLOCATED SECURE PARKING**

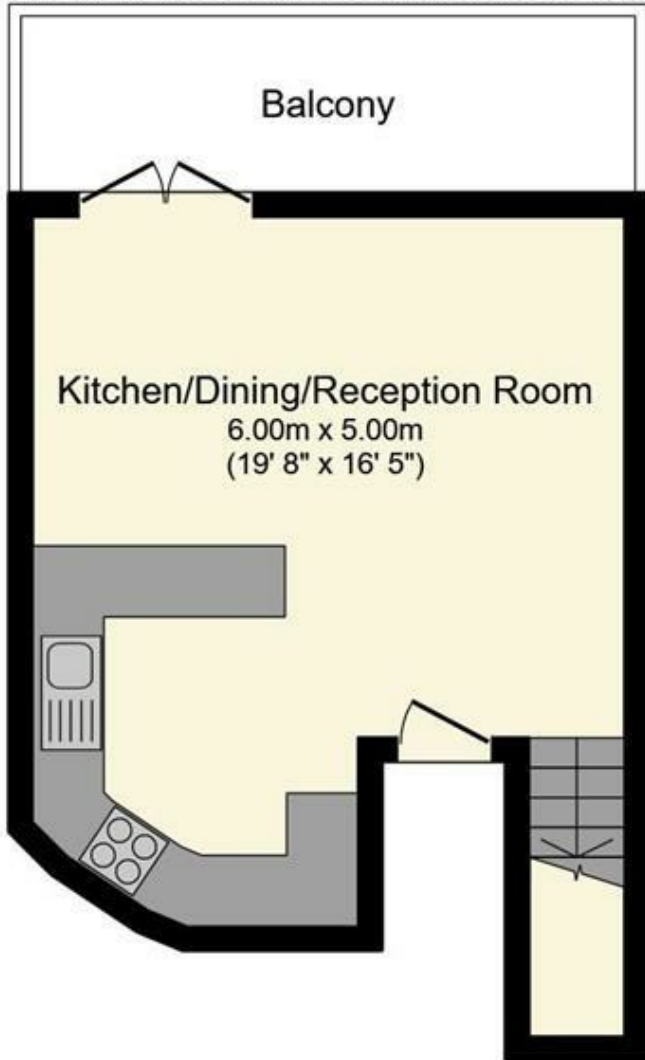
**Benefitting from an allocated parking space in the secure underground parking area. The building also has visitor parking to the front.**



# Beecholme, Woodside Park Road, N12

Approximate internal area: 616sqft (57sqm)

All measurements are approximate and are for illustrative purposes only.



**Raised Ground Floor**



**Lower Ground Floor**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	65
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

**Call. 020 8449 2255**

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