

# Hamptons

INTERNATIONAL



**Holden Road, Woodside Park, N12**

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GUIDE PRICE

**£320,000**

**(£320,000)**

## Property details



### Key features

- Entryphone System
- Carpeted Communal Hallway
- Two Bedrooms
- Living Room
- Kitchen
- Shower/WC
- Guest Cloakroom
- Gated Well Maintained Communal C
- Garage en-bloc
- Visitor Spaces

### Attributes

- Apartment

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## Description

A two-bedroom apartment on the second floor of this purpose-built block with either stairs or lift to all floors. Secure gated side access leads to well-maintained communal gardens with garage en-bloc. A well-presented two-bedroom apartment situated on the second floor of a purpose-built block, accessible via both stairs and a lift. The main entrance features a secure entryphone system opening into a smartly carpeted communal hallway. The apartment offers a wide entrance hall with a fitted cloaks cupboard and an additional built-in storage cupboard. Positioned at the front of the building, it boasts a spacious living room with sliding doors leading onto a private balcony. There are two bedrooms, one with fitted wardrobes, along with a separate kitchen, a shower room/WC, and an additional guest WC. Outside, residents benefit from beautifully maintained communal gardens. Set discreetly to the rear, behind secure gates, is a block of garages, one of which is included with the property, together with visitor parking spaces. Situation Ideally located, the apartment is just a short walk from Woodside Park's Northern Line station and close to North Finchley's vibrant High Road, offering an array of restaurants, shops, supermarkets, and convenient transport links at Tally Ho Corner. Property Ref Number: HAM-62034 Additional Information This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider







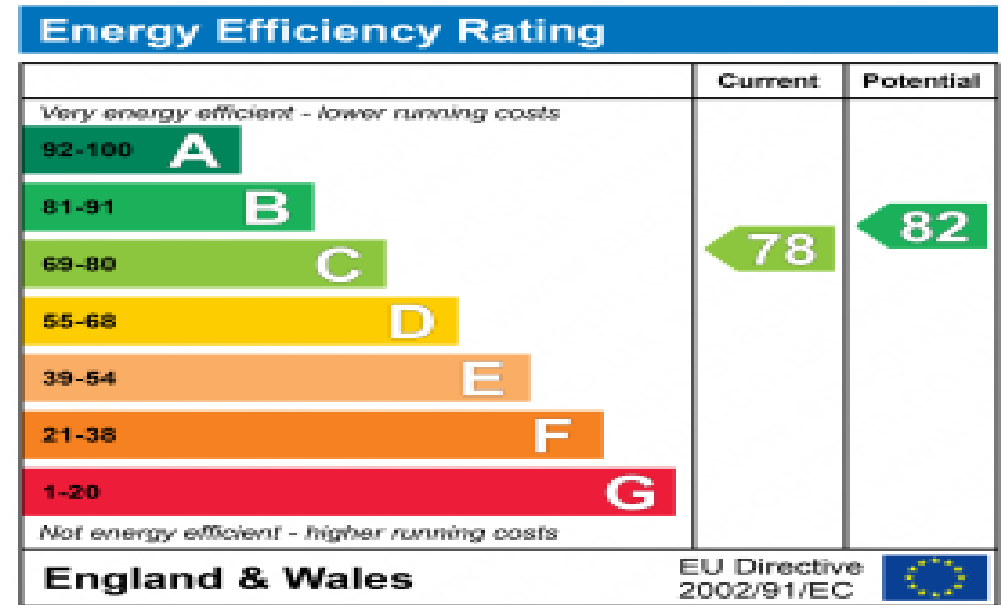












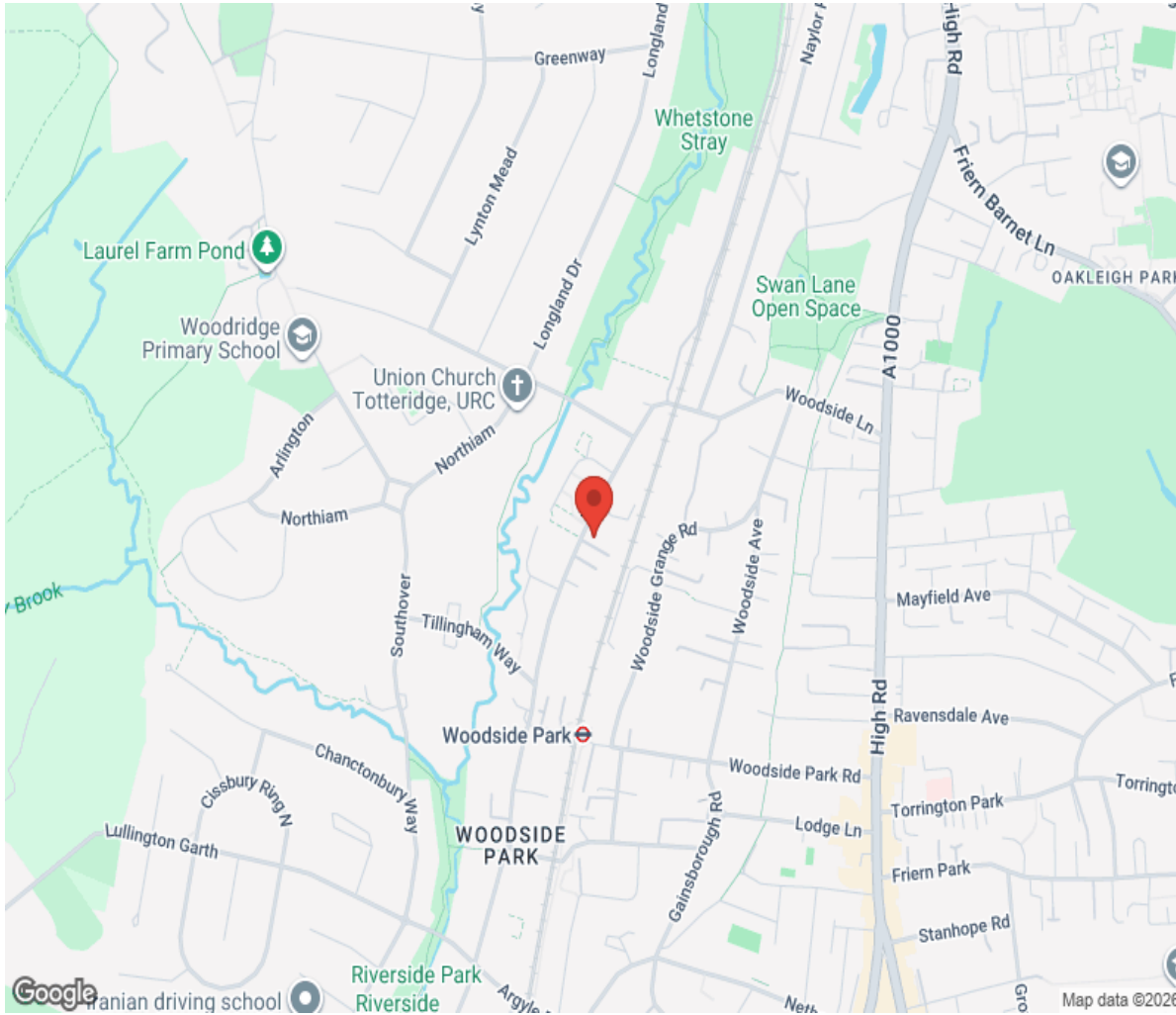
# Floor plan

Approximate Area = 807 sq ft / 74.9 sq m  
Garage = 132 sq ft / 12.2 sq m  
Total = 939 sq ft / 87.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with NCS Property Measurement 2nd Edition.

# Location



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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**