



**HOLDEN AVENUE, LONDON, N12
OFFERS IN EXCESS OF £350,000 SHARE OF FREEHOLD**

**A SPACIOUS ONE BEDROOM PURPOSE BUILT
FLAT SET IN A PRIME LOCATION FOR
TRANSPORT LINKS AND AMENITIES**

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DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS

We are pleased to offer this spacious well-presented one bedroom purpose built flat, located within a stone's throw of Woodside Park Northern Line underground station, North Finchley High Road amenities and Good Ofsted Rated schools. The property comprises of a spacious bright reception room with floor to ceiling double glazed windows, fitted kitchen, double bedroom and bathroom. Further benefits include allocated underground parking, external storage space, communal gardens, long lease and a share of the freehold. An internal viewing is highly recommended!

TENURE:	Share of Freehold: 956 years
	Service Charge: £1784.00 per annum
	Including communal electrics, build/engineering & roof insurances
	Ground Rent: Peppercorn
	Reserve Fund: £284.00 per quarter

COUNCIL TAX: Band C

AT A GLANCE

- PURPOSE BUILT
- LIFT IN BLOCK
- SPACIOUS BRIGHT RECEPTION ROOM
- DOUBLE BEDROOM
- KITCHEN & BATHROOM
- ALLOCATED PARKING & EXTERNAL STORAGE
- SHARE OF FREEHOLD
- IDEAL FOR TRANSPORT & AMENITIES





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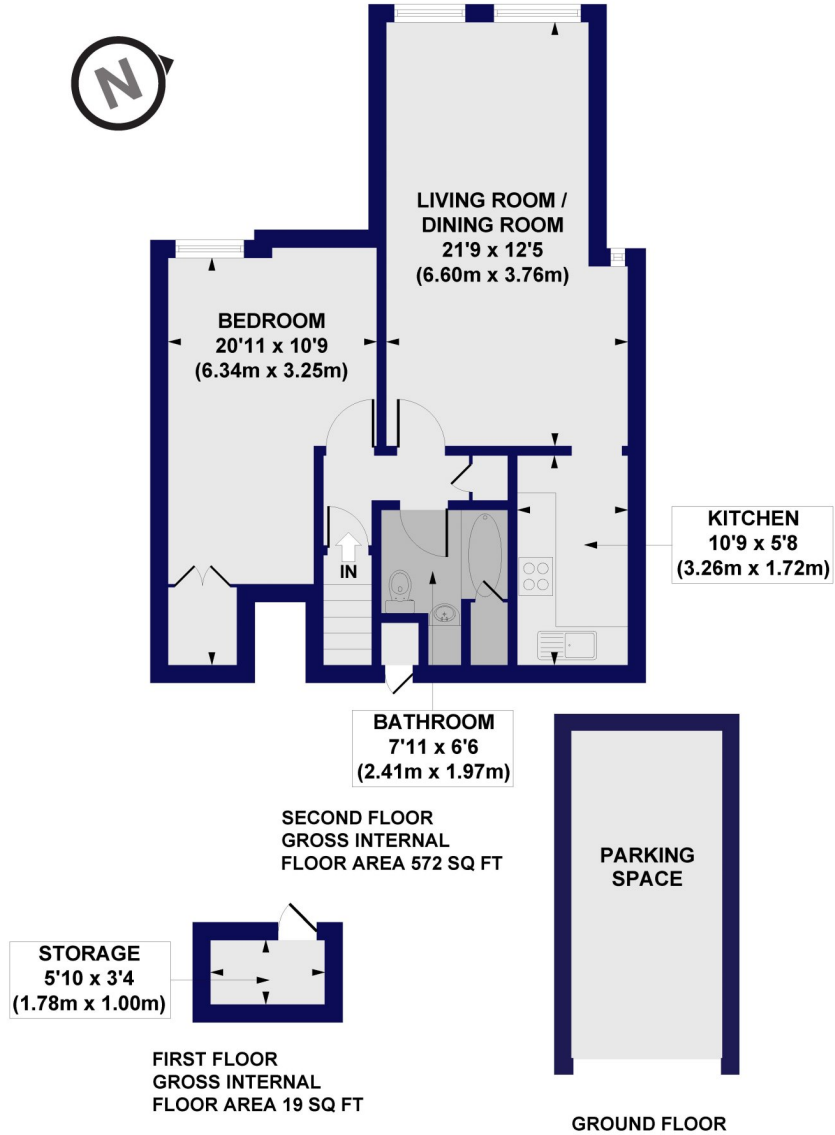


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Forest Court, Holden Avenue, N12

Approx. Gross Internal Floor Area 591 sq. ft / 54.88 sq. m (Including Storage)

Approx. Gross Internal Floor Area 572 sq. ft / 53.10sq. m (Excluding Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	