

LEASEHOLD



Flat - Penthouse

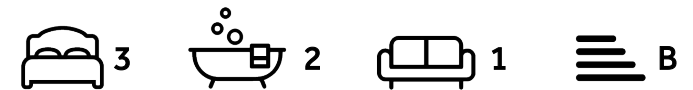
# HOLDEN ROAD, WOODSIDE PARK, LONDON, N12 7AG

Guide price

## £1,200,000

### FEATURES

- Penthouse Apartment
- 40 ft Reception Room
- Principal Bedroom suite
- 2 Further Double Bedrooms
- Family Bathroom
- Roof Terrace
- Underground Parking For 2 Cars



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# 3 Bedroom Flat - Penthouse located in Woodside Park

Forming part of this modern development is this outstanding three double bedroom penthouse apartment offering over 2000 sq ft of well planned accommodation. This well appointed property has been finished to the highest of standards and comprises, spacious (40 ft) open plan kitchen/family room with access onto a private roof terrace, principal bedroom with dressing area and en-suite bathroom, two further double bedrooms, family bathroom and a guest W/C. Further benefits include, underground parking for two cars, double glazed windows, outstanding storage and a wealth of high end finishes. The The Westbury is ideally positioned 0.2m from Woodside Park underground station (Northern Line) and the local amenities that North Finchley has to offer.

Tenure: Leasehold - 142 Years Remaining

Service Charge: £5,668.98 Per Annum

Ground Rent: £400 Per Annum





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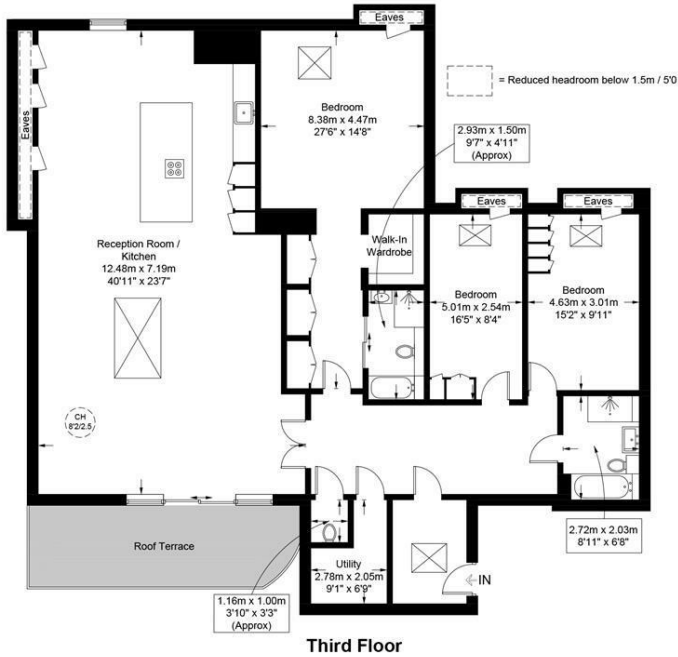
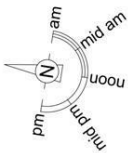
Council Tax Band

**G**

**The Westbury, N12**

**Approximate Gross Internal Area = 2073 sq ft / 192.6 sq m**

Restricted Height = 45 sq ft / 4.2 sq m



**Third Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

