



GARDEN COURT, WOODSIDE PARK, LONDON, N12
£330,000 LEASEHOLD

A ONE BEDROOM, GROUND FLOOR, FLAT SET
IN A SECURE PURPOSE BUILT BLOCK.

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Set in a gated and leafy development, within a short walk to Woodside Park underground station and North Finchley amenities, we are pleased to offer a one bedroom, ground floor, flat. The property is comprised of a spacious reception room, with French door leading straight on to wonderful communal grounds, double bedroom, kitchen and bathroom.

The property comes with secure parking behind security gates, and would be an ideal purchase for a first time buyer, buy to let investor, or for someone looking to downsize.

An internal viewing is highly recommended.

AT A GLANCE

- Purpose built block
- Gated development
- Ground floor
- One bedroom
- Good size reception room
- Direct access to communal gardens
- Parking
- Ideal for local amenities & transport links





Winkworth



Winkworth



Winkworth

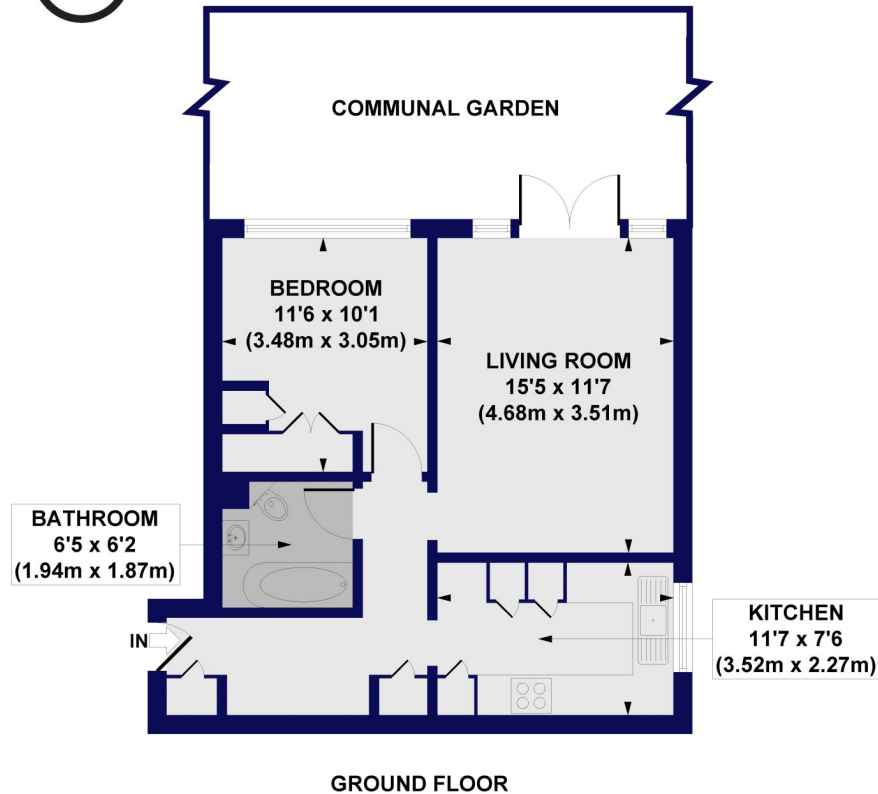


Winkworth



Winkworth

Garden Court, Holden Road, N12
 Approx. Gross Internal Floor Area 526 sq. ft / 48.84 sq. m



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.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 149 year and 6 months

Service Charge: £1347.83 per annum

Ground Rent: £ 85 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Winkworth

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.