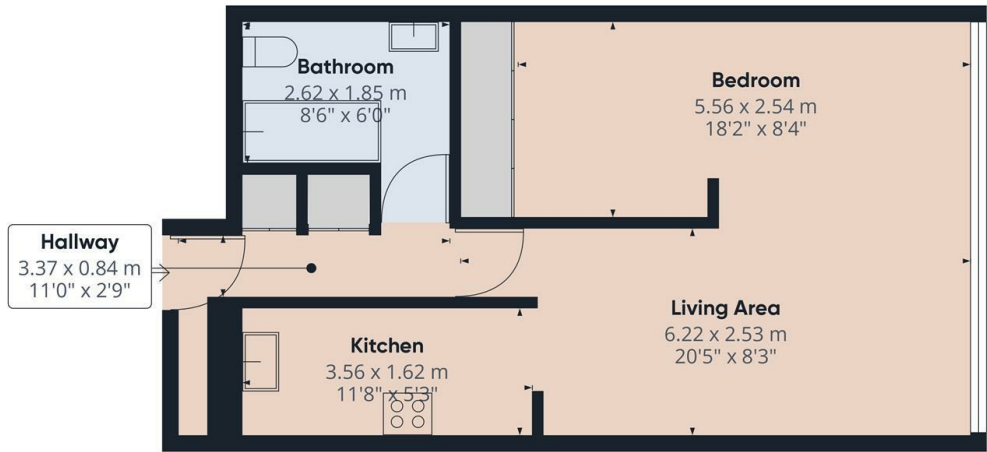


Holden Avenue, London, N12 8RQ

£1,300 PCM

- Managed by Simon Clarke Letting Agents
- Allocated underground parking space
- A separated sleeping area with fitted wardrobes
- Available from 12th December 2024
- A larger than average studio apartment
- Modern bathroom with underfloor heating
- Available on long term tenancy (initial 12 months)
- ***Property is to be fully redecorated throughout***
- Moments from Woodside Park tube station
- Council Tax - Band C £1,727.32pa / Furnished or unfurnished

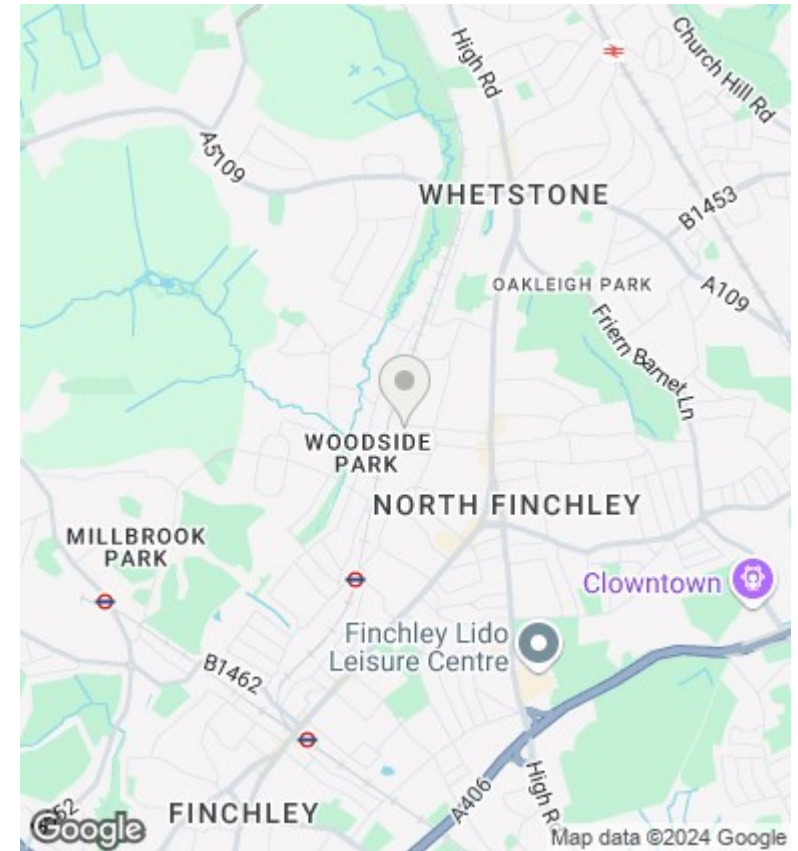


Approximate total area⁽¹⁾
45.8 m²
492.98 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Directions

Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

Council Tax Band

C

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	