

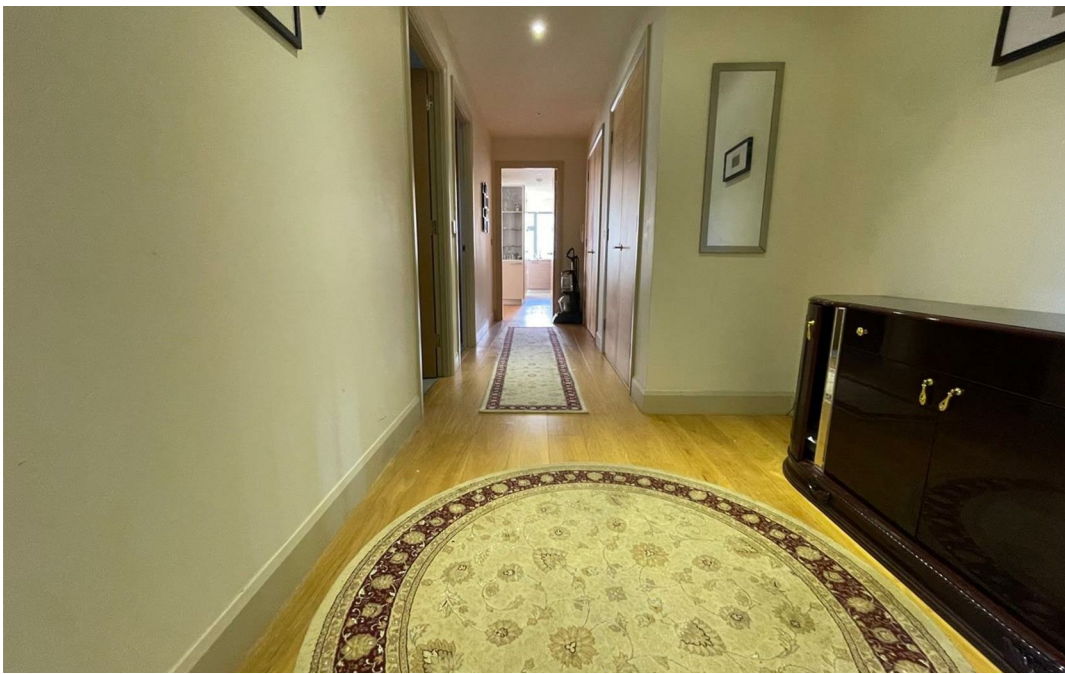


Station Approach, London N12 7EZ

**£775,000
Leasehold**







- 3 BEDROOMS
- GATED ENTRANCE
- UNDERGROUND PARKING

- 2 BATHROOMS
- TWO BALCONIES
- CLOSE TO TRANSPORT

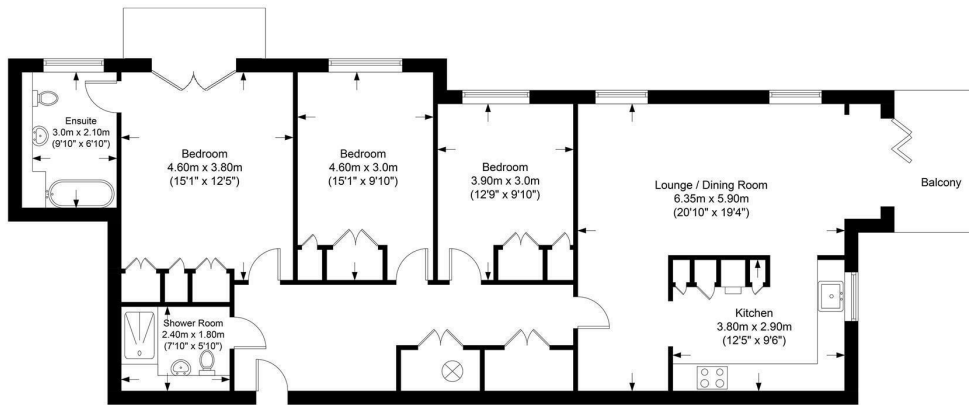
- EPC RATING B & COUNCIL TAX BAND G
- LIFT
- MODERN DEVELOPMENT

Nestled in the vibrant area of Woodside Park, this splendid apartment offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this residence is ideal for families or those seeking extra space. The property boasts two well-appointed bathrooms, ensuring convenience for all occupants.

As you enter, you will be greeted by a spacious reception room that is bathed in natural light, creating a warm and inviting atmosphere. The apartment's excellent condition is evident throughout, with contemporary finishes and thoughtful design elements that enhance its appeal. One of the standout features of this property is the presence of two balconies, providing delightful outdoor spaces to enjoy fresh air and views of the surrounding area. Whether you wish to sip your morning coffee or unwind after a long day, these balconies offer a perfect retreat.

Additionally, the apartment includes parking for one vehicle, a valuable asset in this bustling part of London. The location itself is superb, with easy access to local amenities, and transport links.

Approximate Gross Internal Floor Area : 116.56 sq m / 1254.64 sq ft



Ground Floor

Illustration purposes only. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-36) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
EU Directive 2002/91/EC			

ABC Hendon Sales
020 8203 4567

