

est 1979

Jeremy
Leaf & Co.



Station Approach, Woodside Park, N12

£315,000

- Adjacent to Woodside Park northern line station
- Integrated Appliances
- Communal roof terrace
- Secure Cycle Storage
- Car-free development
- Energy efficient flats
- Ideal for First Time Buyers

863 High Road, London, N12 8PT
020 8446 4295

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<https://www.jeremyleaf.co.uk/>

Station Approach, Woodside Park, London, N12

7AX

A beautifully presented brand-new one-bedroom, top floor, west facing apartment in a brand-new development conveniently located adjacent to Woodside Park Northern Line Tube Station.

Each home is built to an award-winning design specification. Pocket homes are only available to first time buyers or buyers who do not own another property and who earn under £90,000 per year. They are not available to buy to let investors.

Features include:

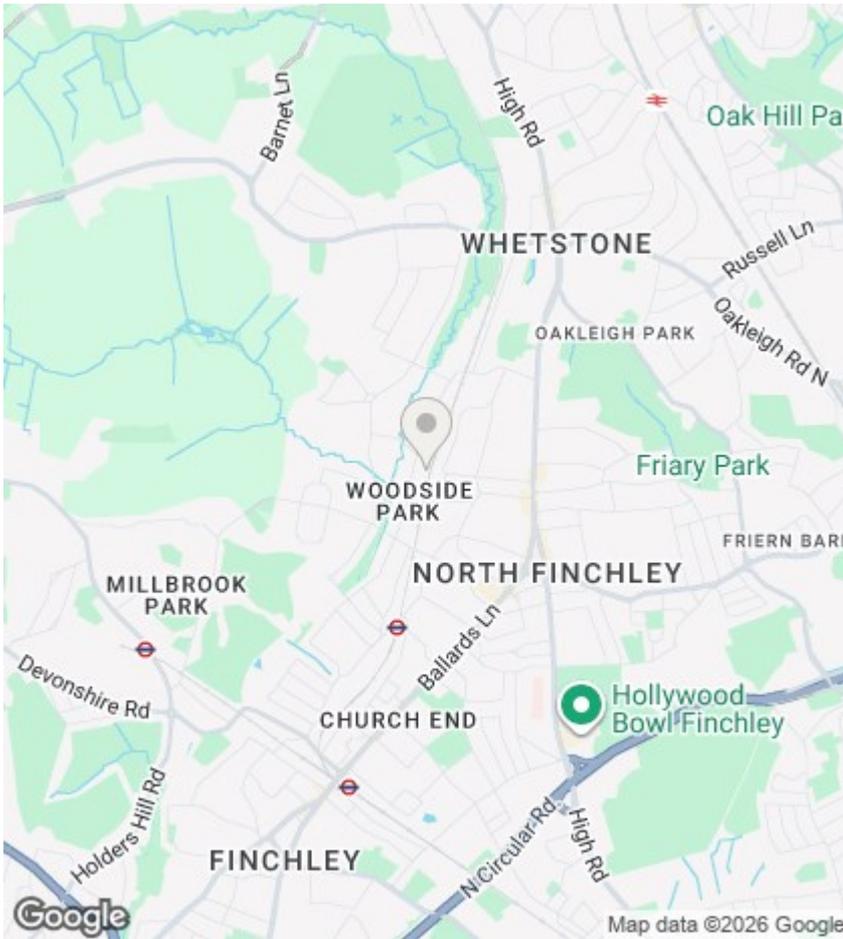
- Fully-fitted kitchen with worktops, granite composite sink and integrated appliances.
- Contemporary tiled bathroom with large format porcelain tiles and Corian vanity top and upstand.
- Large, floor to ceiling windows for loads of natural light and to maximise the feeling of space.
- Wiring for Sky+/Sky Q, BT telephone and BT Openreach Fibre (subscription required), digital heating control and video entry system.
- 248 year lease and a peppercorn annual ground rent.
- Communal roof terrace with leafy views of North London and featuring allotment beds, bench seats, raised planting areas, pergolas and an area for exercise and wellness.



Council Tax Band: C







Directions

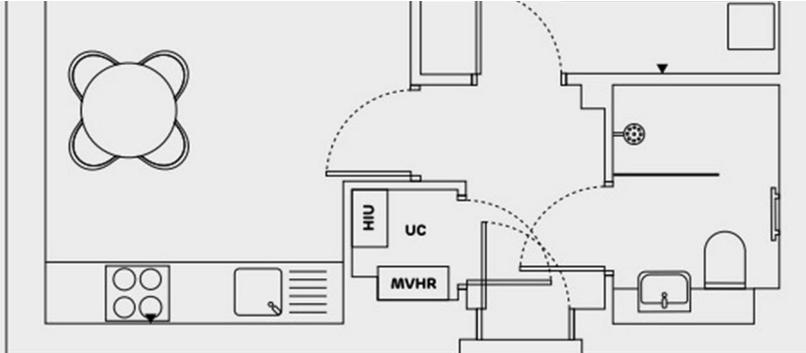
Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floors 01-04

← Railway →



Flats

07, 08, 15, 16,
23, 24, 31, 32

Gross Internal Area

413 sqft — 38.39 sqm

Living/Dining/Kitchen

11'8" x 17'10" — 3.55 x 5.45 m

Bedroom