



Birkbeck Road | London | N12

Asking price £325,000 | Leasehold

 1  1  1  C

**ADN**  
RESIDENTIAL



A brand new one bedroom ground floor maisonette situated in this charming gated development located 0.4m from Woodside Park underground station. (Northern Line) This modern apartment has been finished to the highest of specifications and comprises, open plan reception room with a fully fitted kitchen, double bedroom with en-suite bathroom. Further benefits include wooden flooring, double glazed windows and brick feature wall.

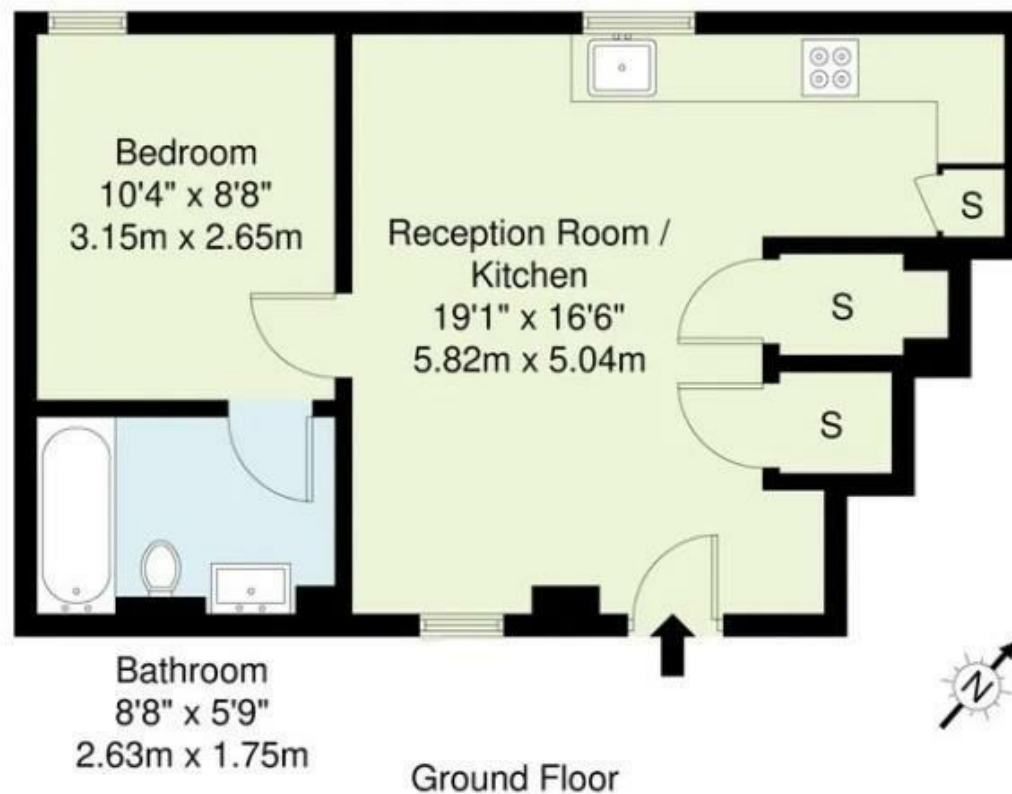
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- 10 Years Building Warranty
  - High Specification
  - Modern
  - Gated Courtyard Development
  - Wooden Flooring
  - Maisonette
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Council Tax Band: New Build  
EPC: C

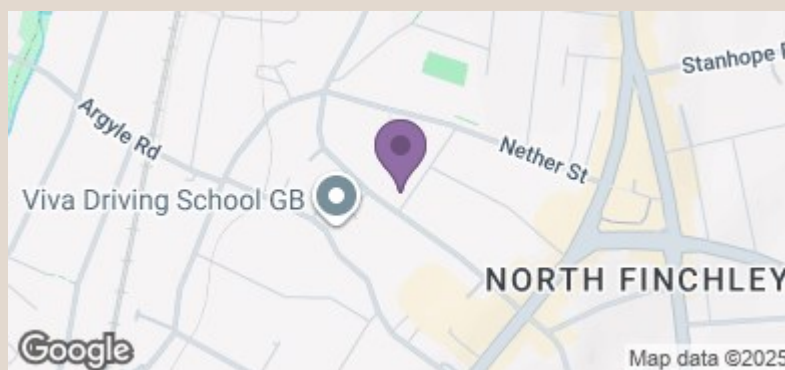








**Birkbeck Road, N12**  
**Gross Internal Area - 40.7 Sq M / 438 Sq Ft**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

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