



Woodside Road, LONDON N22 5HR

welcome to
Woodside Road, LONDON

A wonderful, architecturally designed four-bedroom red brick Edwardian terrace, elegantly appointed over three storeys. This family home has been finished to an exceptional standard throughout and offers extensive views across London, as well as a beautifully landscaped south facing garden.

The house offers an abundance of period features which have been cleverly combined with a contemporary style. The ground floor comprises a through reception room, dining room and modern kitchen with doors leading out onto a landscaped south facing garden. The first floor offers a family bathroom and three bedrooms, one of which is a pair of rooms currently enhancing the master bedroom by providing a walk-in wardrobe and study. The second floor comprises a large double bedroom with floor to ceiling windows offering views across London and a contemporary bathroom.

Alexandra Palace train station is within easy reach from your new front door, for direct and speedy runs via Great Northern to Kings Cross and Old Street. Alternatively, a short walk will bring you to Bowes Park, Bounds Green or Wood Green for a whole host of shops, bus routes and access to the Piccadilly line.



Woodside Road, London, N22

Approximate Area = 1864 sq ft / 173.1 sq m
Limited Use Area(s) = 48 sq ft / 4.4 sq m
Total = 1912 sq ft / 177.5 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Barnard Marcus. REF: 1310130

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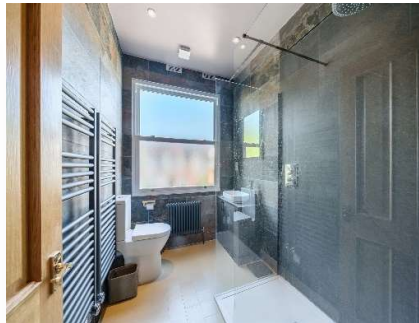
- Contemporary family home
- Four bedrooms + Study Area
- South facing garden
- Two bathrooms
- Period features

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£1,100,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106071



Property Ref:
MUH106071 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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