



Arlington, Woodside Park, N12 7JR

£1,495,000 Freehold Council Tax Band G

REAL ESTATES

Est.1981

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First time on the market in almost 60 years! An opportunity to acquire this DETACHED 4 BEDROOM 2 BATHROOM (1 EN SUITE) family home backing Woodridge Nature Reserve.

The spacious accommodation comprises 4 good sized beds, 2 bath (1 en suite), guest cloakroom, thru lounge/dining room, separate family room, kitchen/breakfast room, plus the benefit of a double garage and a well maintained WEST FACING garden.

Ideally situated in the heart of Woodside Park, close to local shops, cafes, Woodside Park Northern Line tube station and within the catchment for Woodridge Primary School.

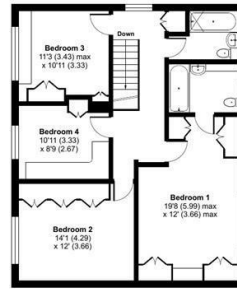
Sole Agent Real Estates



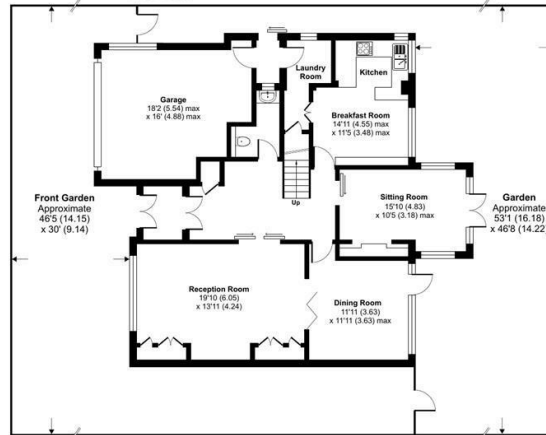


Arlington, London, N12

Approximate Area = 1956 sq ft / 181.7 sq m
 Garage = 253 sq ft / 23.5 sq m
 Total = 2209 sq ft / 205.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Real Estates - REF: 1018708

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		73
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	56	
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

EU Directive

