



Westbury Road, Woodside Park, N12 7NY
Asking Price £2,650,000 Freehold Council Tax Band G

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Real Estates are delighted to offer for sale this remarkable Edwardian family home in the heart of Woodside Park, presented in stunning condition throughout.

Spread across four floors, this impeccable double-fronted residence has undergone a meticulous refurbishment, resulting in five luxurious bedrooms, all equipped with en-suite bathrooms and dressing areas.

The basement, showcasing a double-height ceiling, is the property's centrepiece, with a modern fitted kitchen and casual living space leading onto the magnificent 200 foot plus secluded south-westerly facing rear garden via sleek bi-fold doors. Here, one finds an expansive patio perfect for entertaining, whilst a newly built pergola can be located further down the lawn. The lower level also provides a carefully designed utility area plus extensive cellar storage.

The ground floor boasts three separate reception rooms, including a convenient study area and balcony, a mirrored coats cupboard and large guest cloakroom. Meanwhile, the top floor offers incredible views of the surrounding greenery.

Additional features include underfloor heating, Sonos surround sound and Vitrum Lighting control system.

To the front, there is a private driveway for at least one car.

Westbury Road is ideally situated for Woodside Park Station on the Northern Line, The local shops and cafes on Sussex Ring are within easy reach, as are the parkland areas of the Dollis Brook and Riverside Walk. The nearby North Finchley High Road provides a plethora of extra amenities.

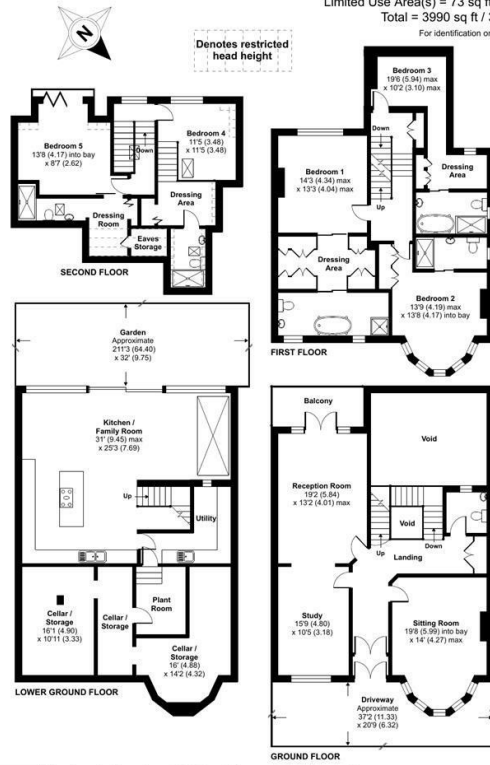




Westbury Road, London, N12

Approximate Area = 3917 sq ft / 363.9 sq m (excludes void areas)
 Limited Use Area(s) = 73 sq ft / 6.7 sq m
 Total = 3990 sq ft / 370.6 sq m

For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchecom 2024. Produced for Real Estates. REF: 1120241

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	59	69
Needs improvement	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

EU Directive



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