

Southover, Woodside Park, N12 7JE

£4,250 Per Calendar Month

Council Tax Band G

**REAL ESTATES**

Est.1981

Estate Agents · Residential Sales · Investments · Lettings



**\*AVAILABLE 11TH NOVEMBER \* FURNISHED \*** A spacious 5 BEDROOM, 4 BATHROOM SEMI-DETACHED family home arranged over 3 floors and situated in the heart of Woodside Park, close to WOODSIDE PARK NORTHERN LINE TUBE STATION and within walking distance to Woodridge Primary School. Local shops, cafes and parkland are all within easy reach.

**\* 3 RECEPTION ROOMS \* GUEST CLOAKROOM \* DOWNSTAIRS SHOWER ROOM \* KITCHEN/BREAKFAST ROOM \* 4 BEDROOMS & 2 BATHROOMS TO 1ST FLOOR \* MASTER BEDROOM WITH EN SUITE BATHROOM TO 2ND FLOOR \* GARDEN \* OFF STREET PARKING 2/3 CARS \* UNDER FLOOR HEATING \* \*AVAILABLE 11TH NOV \* FURNISHED \***

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	

## Southover, London, N12

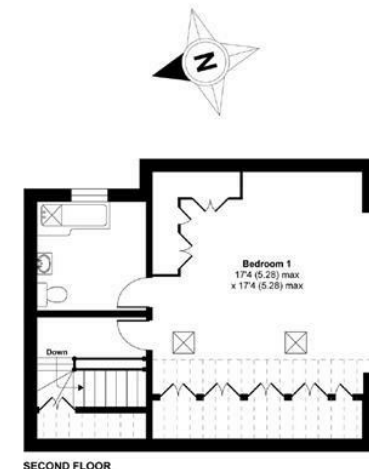
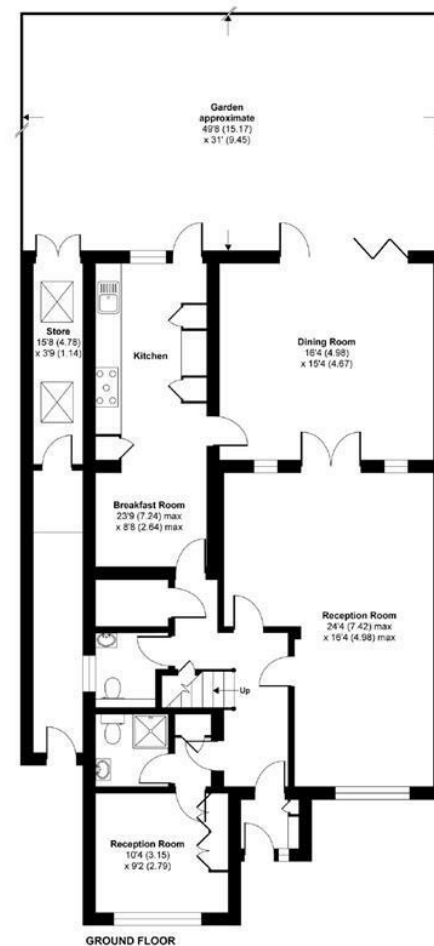
Approximate Area = 2509 sq ft / 233.1 sq m

Limited Use Area(s) = 127 sq ft / 11.8 sq m

Total = 2636 sq ft / 244.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2021. Produced for Real Estates. REF: 791406