



Northiam, Woodside Park, N12 7HJ
£1,100,000 Freehold Council Tax Band G

REAL ESTATES
Est.1981

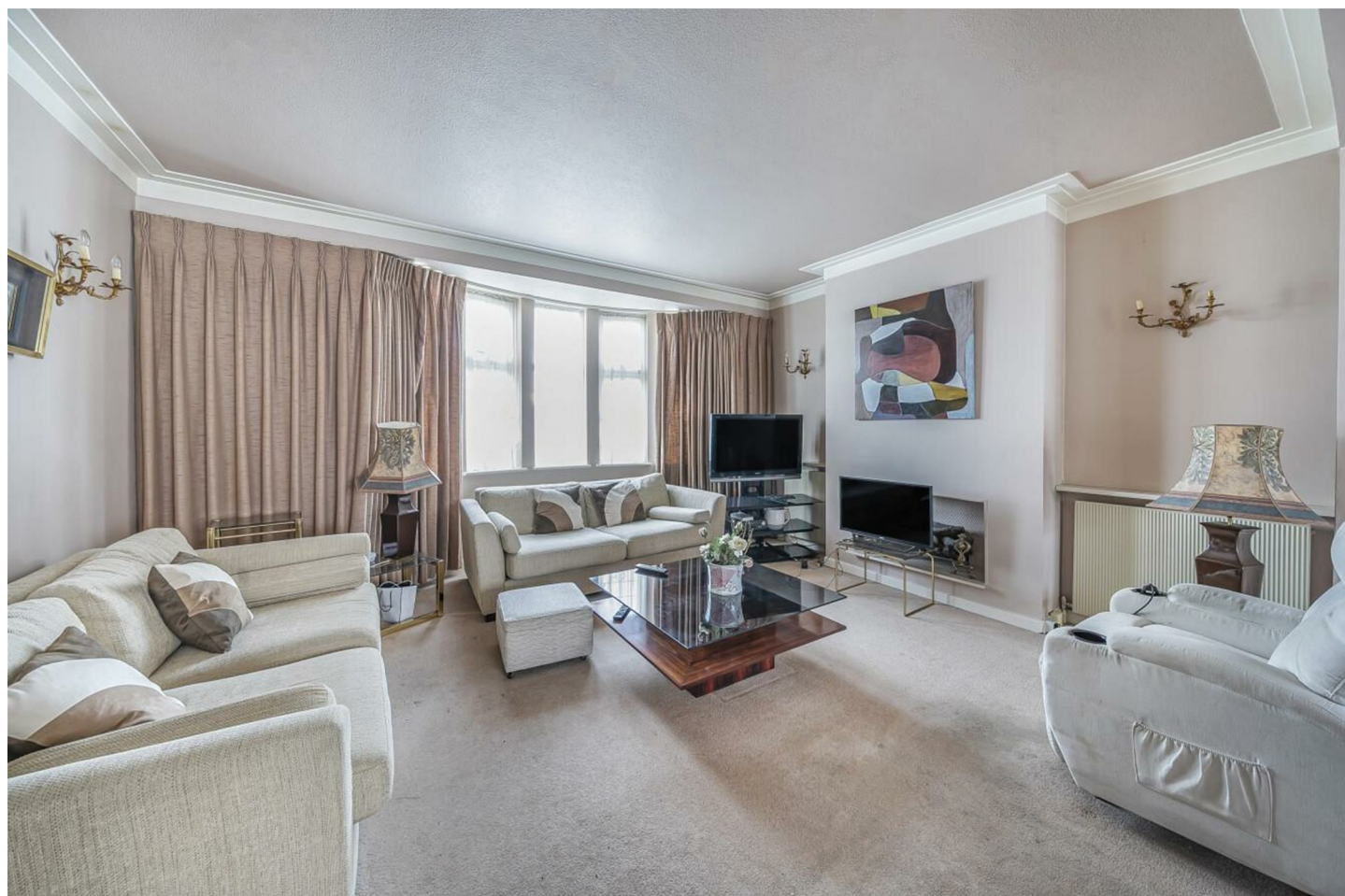
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*** PROBATE SALE - GRANT AWAITED *** Real Estates are pleased to offer on a CHAIN FREE basis this original SEMI-DETACHED Leyland style Woodside Park family home set on one of the area's most prestigious streets.

This 3 BEDROOM house benefits from a private driveway and garage, allowing for a double storey side extension, as well as the usual additions to the loft and rear (STPP). The ground floor accommodation comprises a double through reception room, separate kitchen and guest cloakroom. To the 1st floor there are 2 large double bedrooms, a good sized single bedroom and a substantial bathroom.

Externally, there are well matured front and back gardens, and off street parking for 2 cars.

SOLE AGENT





Northiam, London, N12

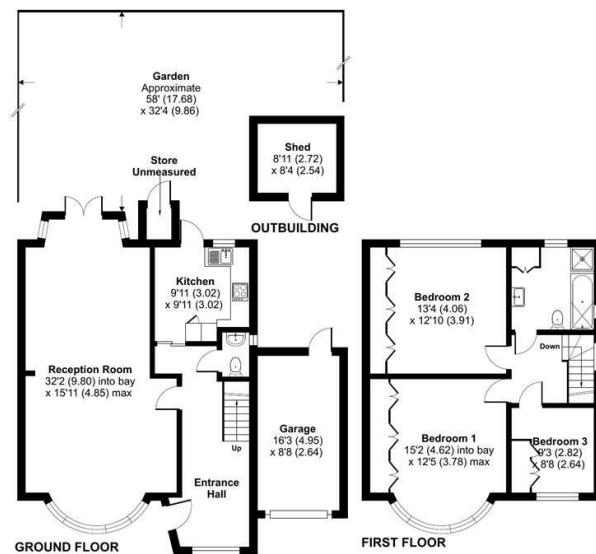
Approximate Area = 1331 sq ft / 123.6 sq m (exclude store)

Garage = 140 sq ft / 13 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1531 sq ft / 142.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1228579

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		83
B (81-91)		
C (69-80)		66
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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