



Walmington Fold, Woodside Park, N12 7LD  
Guide Price £1,150,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est.1981

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\* CHAIN FREE \* Real Estates are pleased to bring to the market this modern and extended FOUR BEDROOM TWO BATHROOM SEMI-DETACHED family home set on a desirable residential street in the heart of Woodside Park backing onto the open green space of Riverside Park.

The ground floor comprises a large through reception area leading into the kitchen diner. There is a spacious hallway and guest WC to complete the downstairs accommodation.

The first floor provides two double bedrooms, one single bedroom and the main bathroom, whilst the loft has been converted into a principal suite with an en-suite shower room and plenty of storage space.

Externally, there is a PRIVATE DRIVEWAY for at least two cars, a separate garage and a SOUTH EAST FACING REAR GARDEN.

Walmington Fold is ideally located for either Woodside Park or West Finchley Underground Stations as well as the popular coffee shops on Sussex Ring.

SOLE AGENT











## Walmington Fold, London, N12

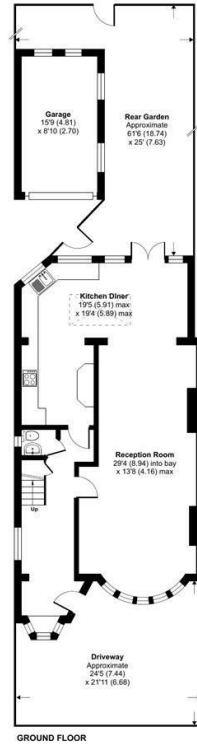
Approximate Area = 1713 sq ft / 159.1 sq m

Limited Use Area(s) = 103 sq ft / 9.5 sq m

Garage = 140 sq ft / 13 sq m

Total = 1956 sq ft / 181.6 sq m

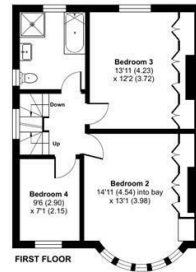
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Denotes restricted head height

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: 1328778

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| B                                           |   |         | 81        |
| C                                           |   | 68      |           |
| D                                           |   |         |           |
| E                                           |   |         |           |
| F                                           |   |         |           |
| G                                           |   |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive                                |   |         |           |

