



Lullington Garth, Woodside Park, N12 7BL
Guide Price £1,050,000 Freehold Council Tax Band F

REAL ESTATES
Est. 1981

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*** CHAIN FREE *** Real Estates are pleased to offer for sale this newly refurbished **THREE BEDROOM SEMI-DETACHED HOME** in the heart of Woodside Park, benefitting from a **GARAGE OWN DRIVE** plot and a **MATURE SOUTH FACING REAR GARDEN**.

The ground floor accommodation comprises a front reception room with bay window, dining area, extended kitchen breakfast room plus a guest WC and conservatory. The upstairs features two large double bedrooms, a single bedroom, a separate WC and the family bathroom.

There is vast potential to extend to the side, out the back and into the loft (STPP).

Lullington Garth is within the catchment area for Frith Manor Primary School as well as a short walk to the popular coffee shops on Sussex Ring and Woodside Park Underground Station.

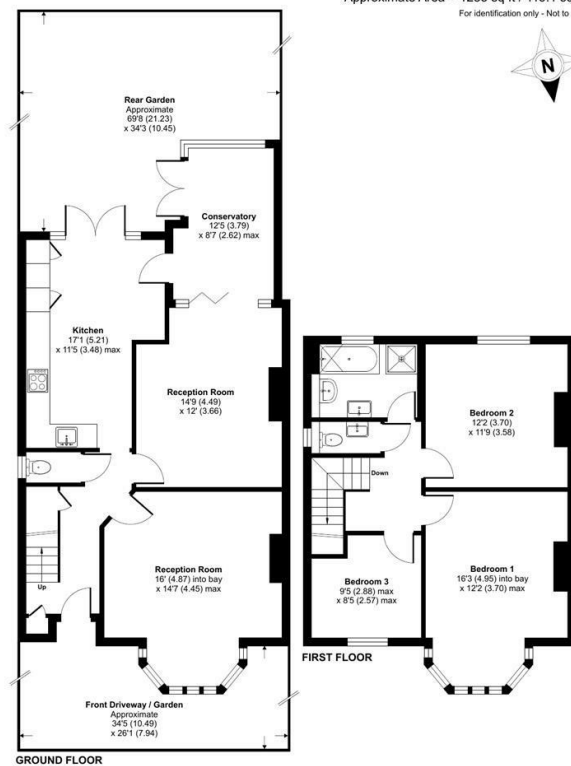




Lullington Garth, London, N12

Approximate Area = 1283 sq ft / 119.1 sq m

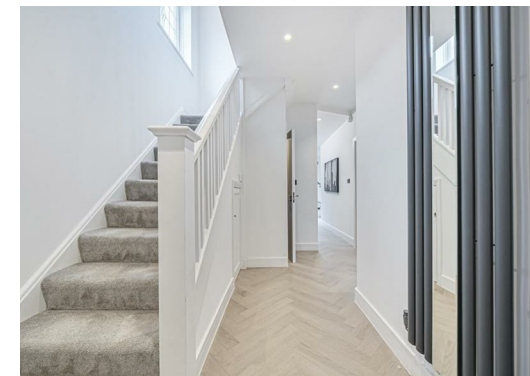
For identification only - Not to scale



GROUND FLOOR

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: 1357205

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(71-80)		
D	(61-70)		
E	(51-60)		
F	(41-50)		
G	(31-40)		
Not energy efficient - higher running costs			
EU Directive			



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