



Walmington Fold, Woodside Park, N12 7LH
Guide Price £1,350,000 Freehold Council Tax Band F

REAL ESTATES
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*** CHAIN FREE *** Real Estates are delighted to present this **NEWLY REFURBISHED SEMI-DETACHED** family home set on a no through part of a premier street in Woodside Park, with a **SOUTH EAST** facing rear garden providing **GREEN VIEWS** over the Dollis Valley Greenwalk Allotments.

This completely renovated house from top to bottom is only a short walk to West Finchley Underground Station on the Northern Line, offering easy access straight into the City of London.

The downstairs accommodation comprises a front reception room, study, guest WC and vast open plan kitchen diner leading into an additional living space. To the first floor, there are two double bedrooms with modern fitted wardrobes, a sleek bathroom with separate shower and bath, plus a single bedroom, whilst the loft has been converted into a large principal bedroom with plenty of storage and an en-suite.

There is a paved **PRIVATE DRIVEWAY** for at least two cars and **GATED SIDE ACCESS**.

Walmington Fold is well located for Riverside Park as well as the popular coffee shops on Sussex Ring.

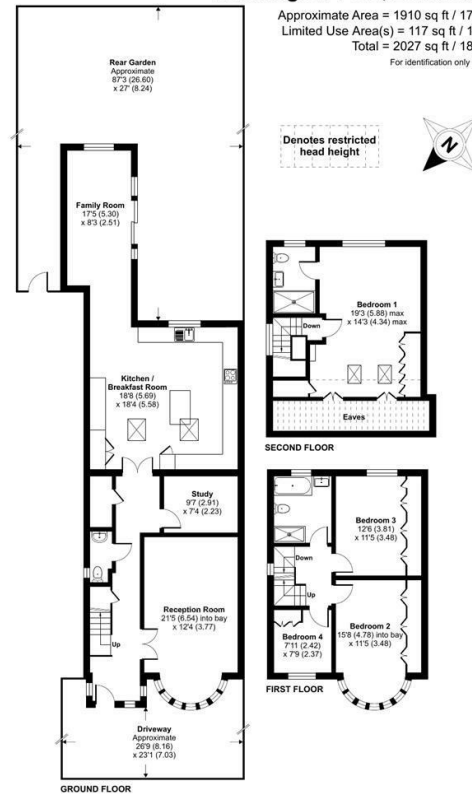
SOLE AGENT





Walmington Fold, London, N12

Approximate Area = 1910 sq ft / 177.4 sq m
 Limited Use Area(s) = 117 sq ft / 10.8 sq m
 Total = 2027 sq ft / 188.2 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: 1310984

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)	70	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		

