



Guildown Avenue, Woodside Park, N12 7DQ  
£875,000 Freehold Council Tax Band F

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Real Estates are delighted to bring to the market this 4 BEDROOM, 3 BATHROOM MID TERRACE TOWNHOUSE situated in a sought-after cul-de-sac location, within easy walking distance to Woodside Park Northern Line tube station.

The accommodation, which is arranged over 3 floors, comprises a kitchen/dining room, a separate utility, office/bedroom 4 and a guest W.C on the ground floor. To the first floor, you will find a good sized lounge and bedroom 3 benefitting from an en-suite bathroom. The principal bedroom can be found on the second floor with an en-suite bathroom and fitted wardrobes, also on this floor can be found another bedroom also benefitting from an en-suite bathroom and fitted wardrobes.

Externally, there is a rear garden with patio and grass, as well as a private driveway at the front providing off street parking for one car.

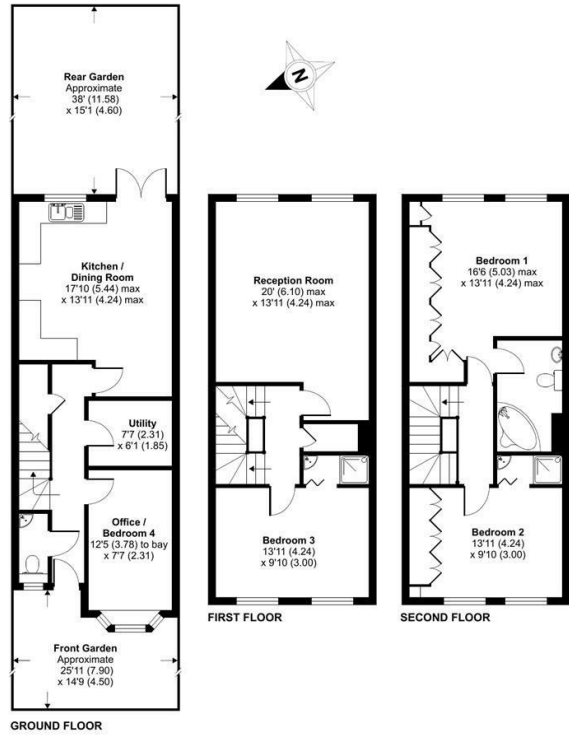
Guilddown Avenue is perfectly placed for Woodside Park Station (0.3 miles) and the local shops and restaurants on North Finchley High Road. There is an abundance of open space nearby including the popular Dollis Valley Green Walk and Riverside Park.





# Guildown Avenue, London, N12

Approximate Area = 1524 sq ft / 141.5 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for Real Estates - REF: 1150496

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	58	
Some energy efficiency - lower running costs	D		
Less energy efficiency - higher running costs	E		
Poor energy efficiency - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

EU Directive



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