



**£825,000**

**TENURE : FREEHOLD**

**The Woodlands, London, N14**

**Bedrooms : 4**

**Bathrooms : 1**

**Reception Rooms : 2**

**Semi Detached House**

**Close to Ashmole School and  
Southgate Underground  
Station**

**70' South East Facing Garden**

**Wealth of Potential for  
Extension**

**Four Bedrooms**

**Chain Free**

**Addison Townsend**

155 High Street, Southgate, London, N14 6BP

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**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS







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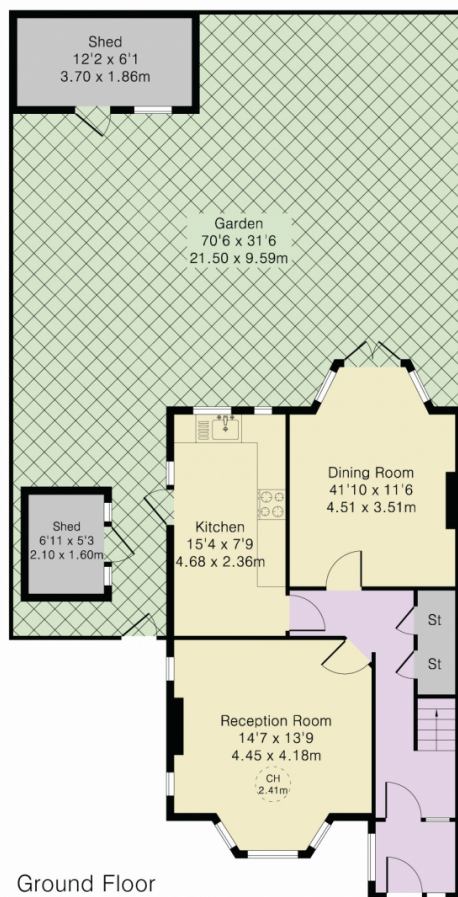
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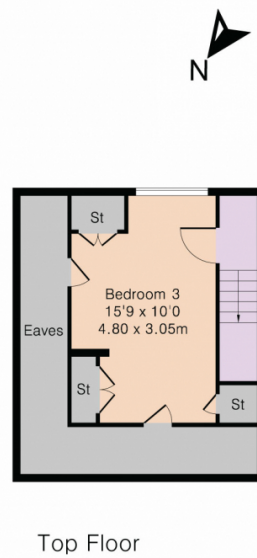
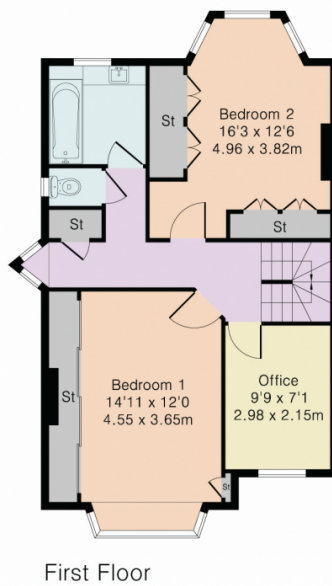
## Approximate Gross Internal Area 1531 sq ft - 142 sq m

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 612 sq ft – 57 sq m

Top Floor Area 203 sq ft – 19 sq m

Outbuilding Area 110 sq ft – 10 sq m

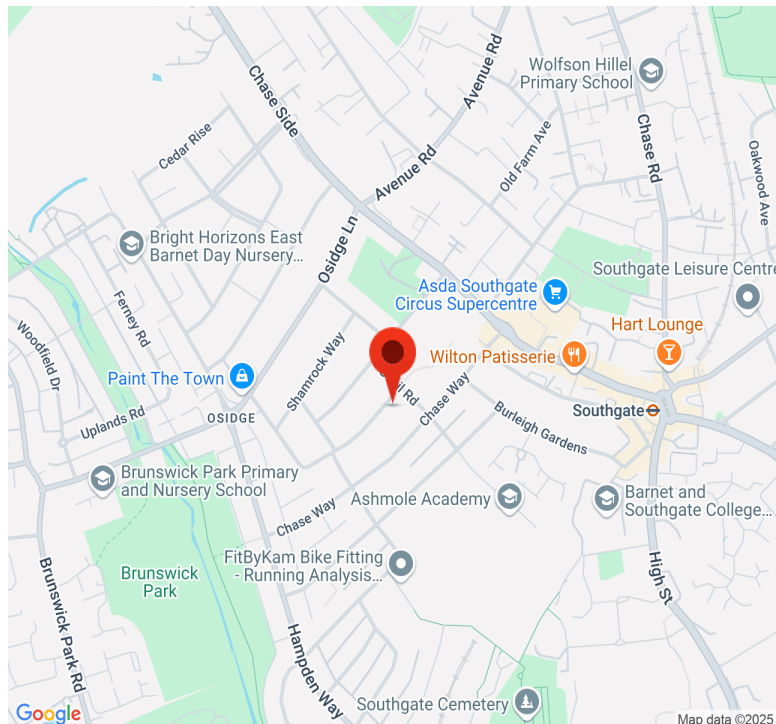


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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