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**Lullington Garth**  
**Woodside Park N12 7BL**  
**£2,600 Per calendar month**

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# Lullington Garth , Woodside Park

Situated within the catchment for FRITH MANOR PRIMARY SCHOOL, a SEMI-DETACHED FAMILY HOME in the heart of Woodside Park, close to local shops, bus services and Northern Line tube station.

The accommodation is arranged over 3 floors and includes thru lounge/dining room, family room, guest cloakroom, fitted kitchen, 4 BEDROOMS and 2 BATHROOMS (1 en suite). The rear garden measures approx 70' and there is a GARAGE via shared driveway.

**\* AVAILABLE UNFURNISHED \* FROM 11 SEPTEMBER 2017 \***

## ENTRANCE HALL

## GUEST CLOAKROOM

## KITCHEN 13'7 x 9'6 (4.14m x 2.90m)

Open to:

## BREAKFAST/FAMILY ROOM 11'9 x 7'11 (3.58m x 2.41m)

## THRU LOUNGE/DINER 29'3 x 14'5 max (8.92m x 4.39m max)

## 1ST FLOOR:

## BEDROOM ONE 16'1 x 12'1 max (4.90m x 3.68m max)

## BEDROOM TWO 12' x 12' (3.66m x 3.66m)

## BEDROOM THREE 9'4 x 8'11 (2.84m x 2.72m)

## FAMILY BATHROOM

## 2ND FLOOR:

## BEDROOM FOUR 17'11 x 12'4 (5.46m x 3.76m)

Door to:

## EN SUITE SHOWER ROOM

## EXTERIOR:

## REAR GARDEN approx 70' (approx 21.34m)

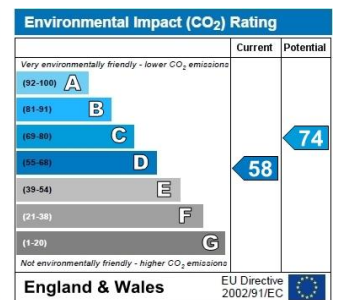
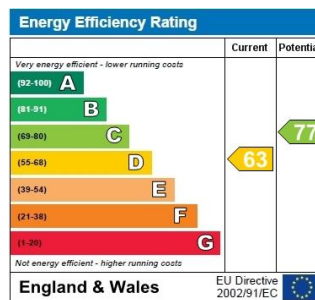
## GARAGE

Via shared driveway.

## Viewing:

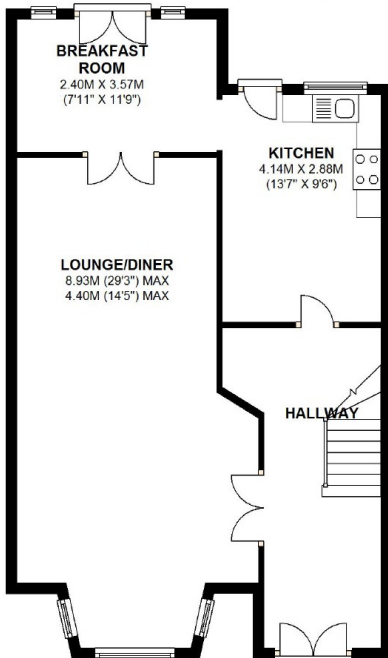
By prior appointment with the vendors agent Real Estates Tel: 020 8445 6387

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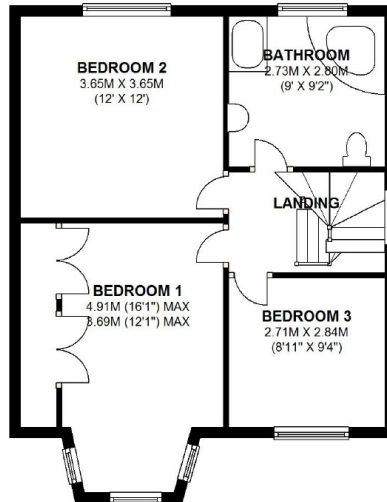
**GROUND FLOOR**

APPROX. 66.2 SQ. METRES (713.1 SQ. FEET)



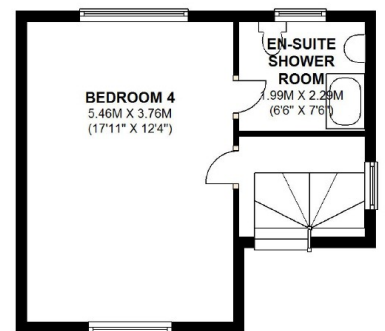
**FIRST FLOOR**

APPROX. 48.3 SQ. METRES (519.7 SQ. FEET)



**SECOND FLOOR**

APPROX. 29.3 SQ. METRES (315.5 SQ. FEET)



TOTAL AREA: APPROX. 143.8 SQ. METRES (1548.3 SQ. FEET)