



Westbury Road, Woodside Park, N12 7PB
Offers in the region of £1,300,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

FIRST TIME ON THE MARKET IN OVER 50 YEARS. OFFERED CHAIN FREE. A DETACHED 4 BEDROOM CHARACTER PROPERTY REQUIRING MODERNISATION. ENORMOUS POTENTIAL FOR ENHANCEMENT.

The property offers 3 reception rooms plus a conservatory, guest cloakroom, kitchen, 4 bedrooms and family bathroom, as well as a WEST FACING REAR GARDEN measuring approx 164 ft backing onto Brookside Walk recreational parkland, and a GARAGE via own driveway.

Westbury Road is a sought after residential turning, within walking distance to local shops, primary schools and West Finchley Northern Line tube station.

For further information and an appointment to view, please contact Sole Agent Real Estates on 020 8445 6387.

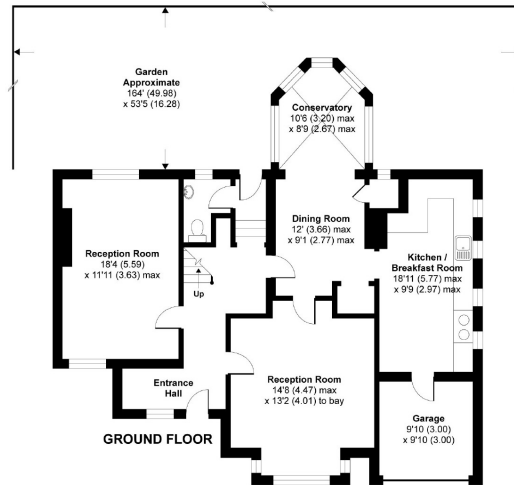
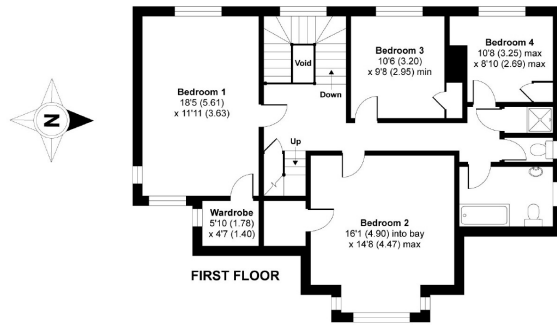




Westbury Road, London, N12

Approximate Area = 2224 sq ft / 206.6 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2020. Produced for Real Estates. REF: 004039

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
74		65	
38		30	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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