



Wilmington Fold, Woodside Park, N12 7LH  
£900,000



REAL ESTATES

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Situated in the heart of Woodside Park in the cul-de-sac end of Walmington Fold and within walking distance to local shops, bus services, parkland and West Finchley Northern Line tube station, a beautifully presented 3 BEDROOM SEMI-DETACHED FAMILY HOME with a delightful rear garden and detached home office.

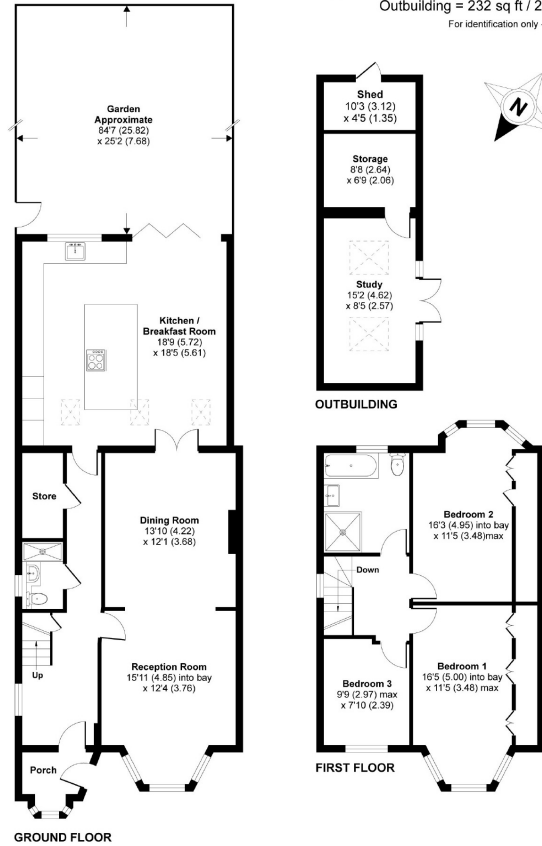
The spacious accommodation comprises thru lounge/dining room open to modern fitted kitchen/dining room with bi-fold doors leading to terrace and garden, guest cloak/shower room, 3 bedrooms and family bathroom. Off street parking to front.





# Walmington Fold, London, N12

Approximate Area = 1501 sq ft / 139.4 sq m  
 Outbuilding = 232 sq ft / 21.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Real Estates REF: 614316

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
44-54 <b>E</b>		44-54 <b>E</b>	
35-43 <b>F</b>		35-43 <b>F</b>	
2-34 <b>G</b>		2-34 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	72 → 82		67 → 78
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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