



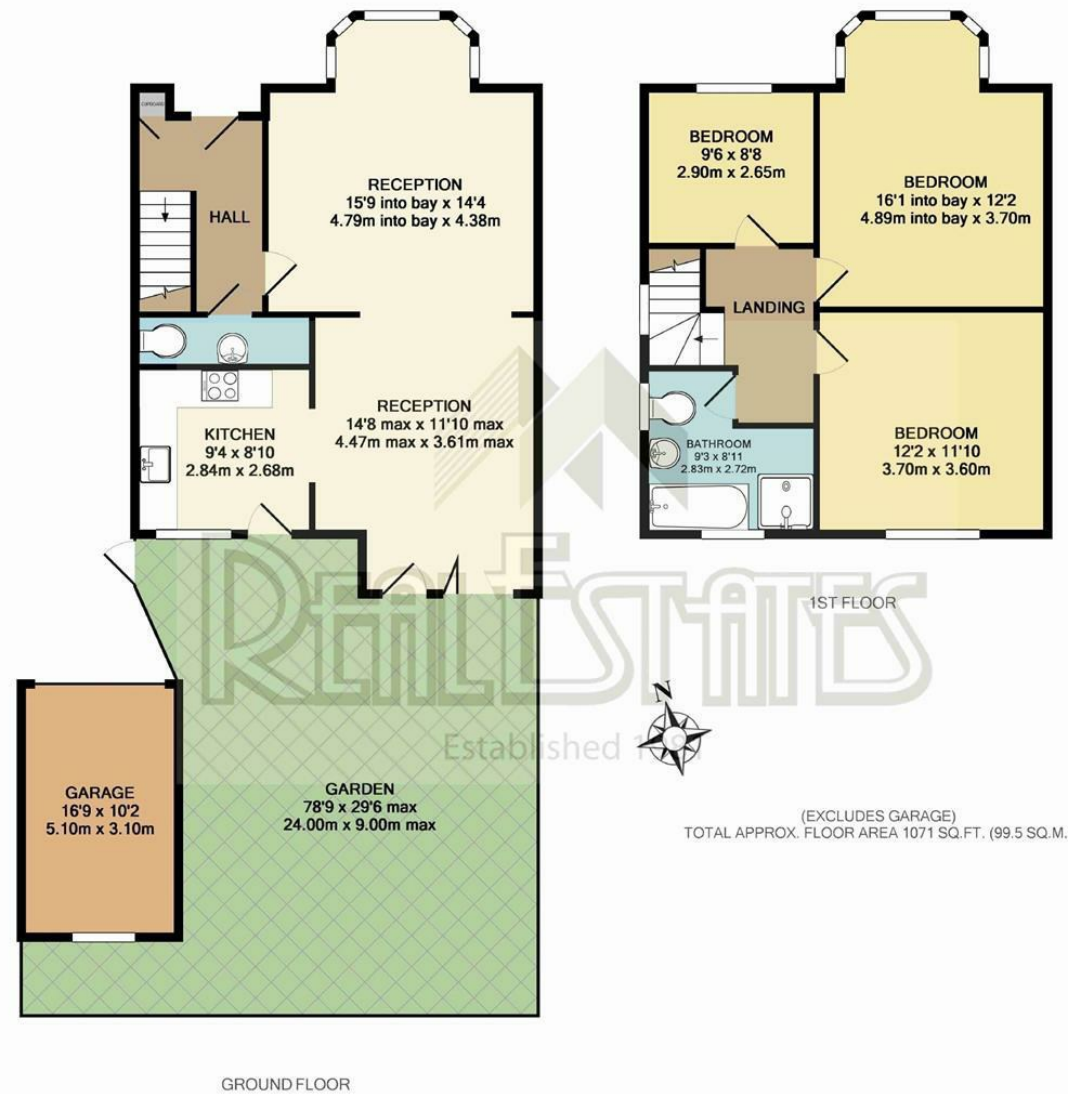
Lullington Garth, Woodside Park, N12 7LT
£3,000 Per Calendar Month Council Tax Band F

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

*AVAILABLE 10TH FEB * UNFURNISHED * A 3 BEDROOM SEMI-DETACHED FAMILY HOME situated just a stone's throw to local shops, cafes, bus services and parkland in the heart of Woodside Park. Also within school catchment area and just a short walk to Woodside Park Northern Line tube station.

* GUEST CLOAKROOM * THRU LOUNGE/DINING ROOM * FITTED KITCHEN * 3 BEDROOMS * FAMILY BATHROOM/WC * REAR GARDEN * GARAGE * SHARED DRIVEWAY * OFF STREET PARKING * UNFURNISHED *



(EXCLUDES GARAGE)
TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 SQ.M.)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 54 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |