



Westbury Road, Woodside Park, N12 7PB
£5,000 Per Calendar Month Council Tax Band F

REAL ESTATES
Est.1981

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***AVAILABLE BEGINNING APRIL * FURNISHED/UNFURNISHED* A** recently refurbished 4 BEDROOM, 3 BATHROOM (1 en suite) semi-detached family home arranged over 3 floors and ideally situated within easy walking distance to local shops, bus services, cafes and West Finchley Northern Line tube station.

The ground floor provides an open plan kitchen and reception area and guest cloak/shower room. The 1st floor comprises 3 bedrooms and a family bathroom, whilst the 2nd floor offers a master bedroom with en suite.

Rear garden with Astro Turf and summerhouse, backing onto Riverside Walk.

Benefits include AIR CON and UNDER FLOOR HEATING.

Westbury Road, London, N12

Approximate Area = 1875 sq ft / 174.1 sq m (includes garage)

Limited Use Area(s) = 153 sq ft / 14.2 sq m

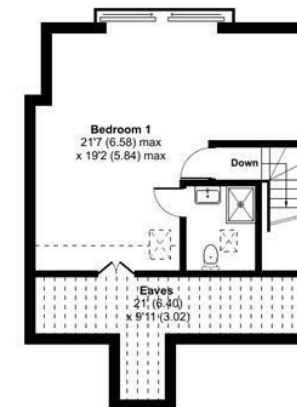
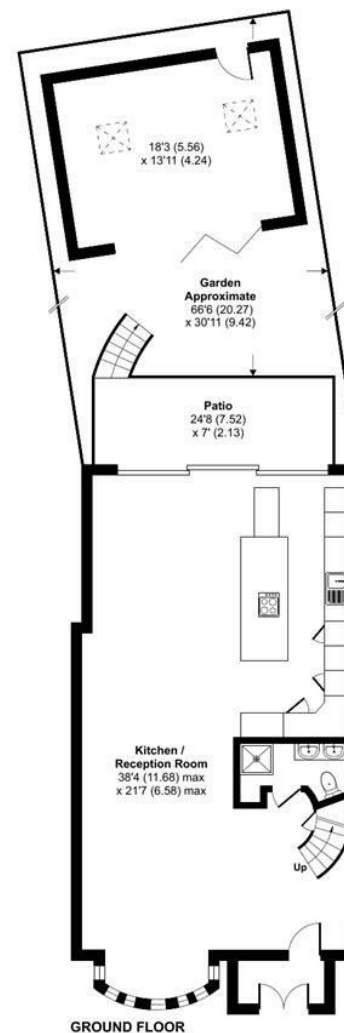
Outbuilding = 240 sq ft / 22.2 sq m

Total = 2268 sq ft / 210.5 sq m

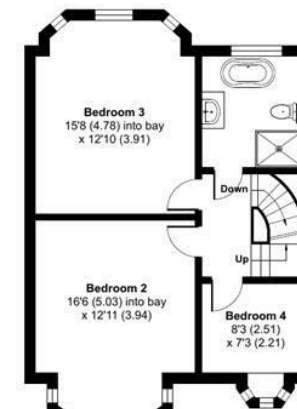
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Real Estates. REF: 955786