



Northiam, Woodside Park, N12 7HL

Price Guide £1,400,000 Freehold

Council Tax Band G

**REAL ESTATES**  
Est. 1981

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**\* CHAIN FREE \* A LARGER THAN AVERAGE LEYLAND STYLE 4 BEDROOM DETACHED** house situated in the heart of Woodside Park, within easy reach of Woodside Park's Northern Line tube station, local shops, cafes. Woodridge Primary School catchment area.

Viewing is highly recommended via Sole Agent Real Estates.









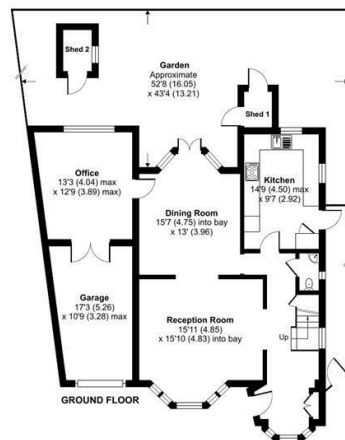
## Northiam, London, N12

Approximate Area = 2105 sq ft / 195.5 sq m (includes garage)

Shed 1 & 2 = 37 sq ft / 3.4 sq m

Total = 2142 sq ft / 198.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2023. Produced for Real Estates - REF: 990996

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			79
B			
C		60	
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive			



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