



Shortgate, Woodside Park, N12 7JP  
£1,595,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est. 1981

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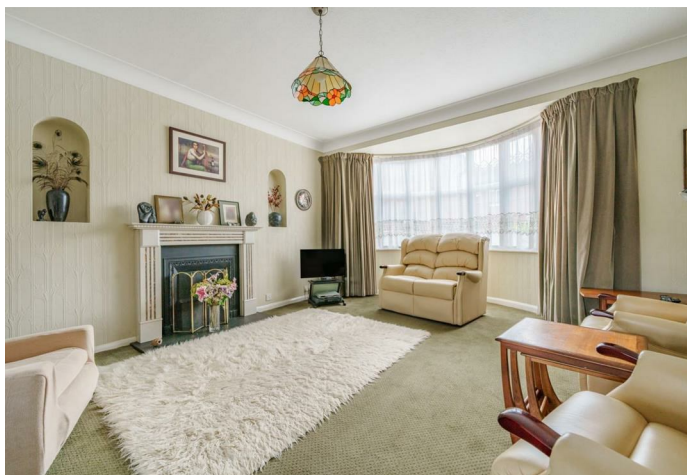


Real Estates are delighted to bring to the market for the first time in over 30 years this Leyland Style 5 Bedroom, 2 Bathroom detached family home in the heart of Woodside Park situated in the heart of Woodside Park, within walking distance of Woodside Park's Northern Line tube station and local amenities.

Arranged over 2 floors, this property boasts an extensive and mature rear garden that was opened for charity as part of the National Garden Scheme in both 2021 and 2022.

Other features include a good sized driveway that provides OFF STREET PARKING for 2 cars, a good size garage, guest cloakroom, 2 reception rooms plus a through reception/dining room, fitted kitchen and study.

Viewing is highly recommended via Sole Agent Real Estates.









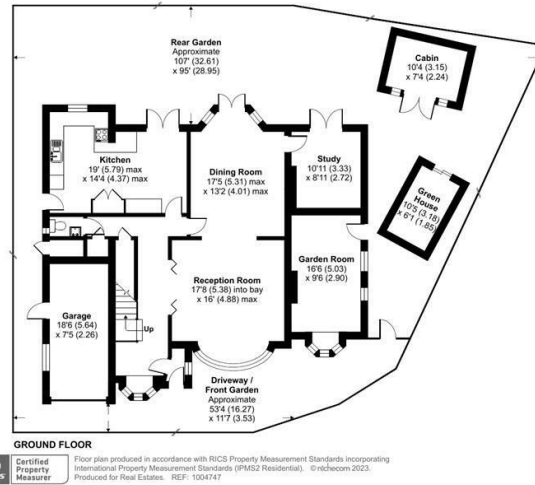
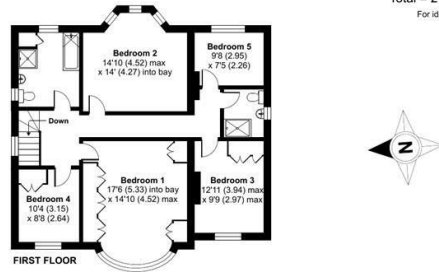
## Shortgate, London, N12

Approximate Area = 2562 sq ft / 238 sq m (includes garage)

Outbuilding = 140 sq ft / 13 sq m

Total = 2702 sq ft / 251 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). © rinchcom 2023. Produced for Real Estates. REF: 1004747

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	68	75
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			

