



Lullington Garth, Woodside Park, N12 7BY  
Offers In Excess Of £1,100,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est.1981

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An opportunity to acquire a well presented 4 BEDROOM 2 BATHROOM (1 EN SUITE) SEMI-DETACHED family home situated in the heart of Woodside Park, within a stone's throw of local shops and cafes. Woodside Park's Northern Line tube station and parkland are just a short walk away. Frith Manor Primary School catchment area.

Arranged over 3 floors, this property boasts a STUNNING REAR GARDEN extending to approx 70 ft with decking and an additional patio.

Other features include a GARAGE via shared driveway, OFF STREET PARKING for 2 cars, guest cloakroom, 2 reception rooms, fitted kitchen/breakfast room, master bedroom suite to 2nd floor affording fabulous views over Green Belt.

Viewing is highly recommended via Sole Agent Real Estates.

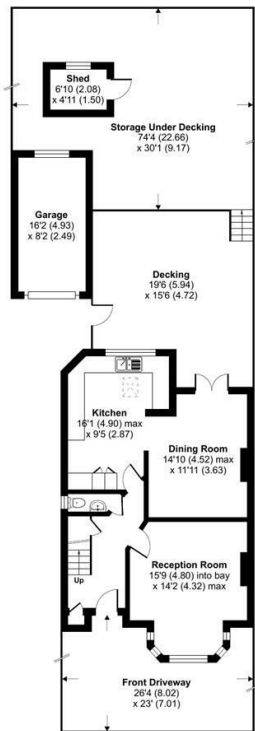




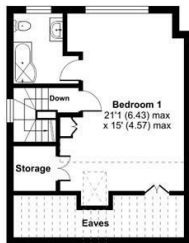


### Lullington Garth, London, N12

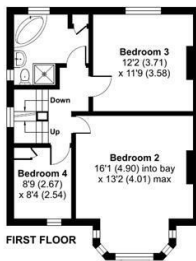
Approximate Area = 1615 sq ft / 150 sq m  
Limited Use Area(s) = 166 sq ft / 15.4 sq m  
Garage = 132 sq ft / 12.3 sq m  
Outbuilding = 34 sq ft / 3.2 sq m  
Total = 1947 sq ft / 180.9 sq m



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2023. Produced for Real Estates. REF: 1004192

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		81
Decent energy efficiency - lower running costs	C	59	
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



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