



Lullington Garth, Woodside Park, N12 7AP
£1,295,000 Freehold Council Tax Band G

REAL ESTATES
Est. 1981

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For the first time in 20 years, Real Estates are delighted to bring to the market this 4/5 BEDROOM SEMI-DETACHED family home situated on a unique corner plot in the heart of Woodside Park.

This large and well-kept property, providing approximately 2500 square foot of living space, has the benefit of a through double reception room and a separate kitchen diner, both of which benefit from underfloor heating. There is also a utility room and connected double garage. The ground floor accommodation is completed with a shower room and bedroom/office.

To the first floor you will find three good sized double bedrooms, one well proportioned single bedroom and a modern family bathroom that benefits from a separate shower and bath.

Notably, the house provides for the potential to extend into the loft, to the side and to the rear (STPP).

Lullington Garth is nicely positioned nearby Woodside Park's local shops and cafes, as well as the Northern Line tube station and various green spaces, including parks and the pathways of the Dollis Valley Brook.

Frith Manor Primary School catchment area. Off street parking for multiple cars.





Lullington Garth, London, N12

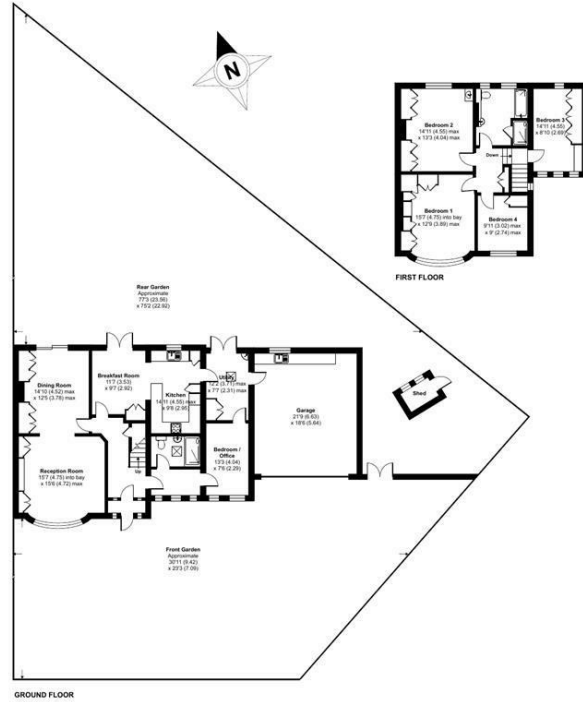
Approximate Area = 2420 sq ft / 224.8 sq m

Shed = 21 sq ft / 1.9 sq m

Total = 2441 sq ft / 226.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	B		78
(91-95)	(81-90)		
C	D	65	
(76-80)	(69-75)		
E	F		
(69-75)	(51-68)		
G			
(51-68)			
Not energy efficient - higher running costs			
EU Directive			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Real Estates. REF: 1043898



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