



Lorian Close, Woodside Park, N12 7DW
£875,000 Freehold Council Tax Band F

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****CHAIN FREE****

Real Estates are delighted to bring to the market this 4 BEDROOM, 3 BATHROOM END OF TERRACE TOWNHOUSE situated in a sought-after cul-de-sac location, within easy walking distance to Woodside Park Northern Line tube station.

The accommodation, which is arranged over 3 floors, comprises a dining room, eat in kitchen, two guest cloakrooms, shower room and study on the ground floor. To the first floor, you will find a good sized lounge and principal bedroom benefitting from an en-suite bathroom and fitted wardrobes. The second floor adds a further three bedrooms and a family bathroom with separate WC.

Externally, there is a rear garden with patio and grass, as well as a private driveway at the front providing off street parking for one car.

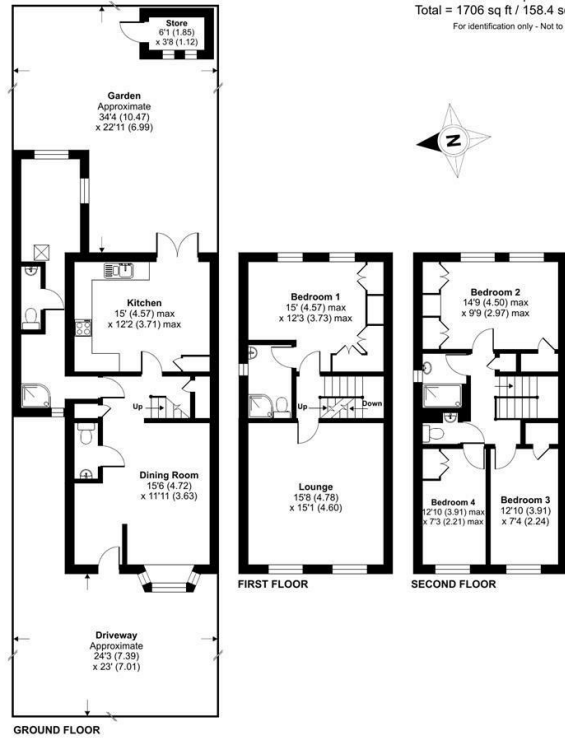
Lorian Close is perfectly placed for Woodside Park Station (0.3 miles) and the local shops and restaurants on North Finchley High Road. There is an abundance of open space nearby including the popular Dollis Valley Green Walk and Riverside Park.





Lorian Close, London, N12

Approximate Area = 1684 sq ft / 156.4 sq m
 Store = 22 sq ft / 2 sq m
 Total = 1706 sq ft / 158.4 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchecom 2023. Produced for Real Estates - REF: 1004108

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	71	83
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

