



Southover, Woodside Park, N12 7HG  
£1,650,000 Freehold      Council Tax Band G

**REAL ESTATES**  
Est. 1981

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\* OFFERED CHAIN FREE \* A substantial 6 BEDROOM DETACHED Leyland built family home, situated on one of Woodside Park's premier roads.

The spacious accommodation, arranged over 3 floors, comprises 2 reception rooms, study, fitted kitchen/breakfast room open to dining area, utility room and guest cloakroom to the ground floor. The 1st floor provides 4 bedrooms (2 en suite) and a family bathroom. A further 2 bedrooms and bathroom complete the 2nd floor.

The property benefits from an integral garage, off street parking for several cars and a SOUTH-WESTERLY rear garden.

Easy walking distance to Woodside Park Northern Line tube station as well as local shops and cafes at Sussex Ring. Primary school catchment area. Pathways thru Totteridge Valley nearby.

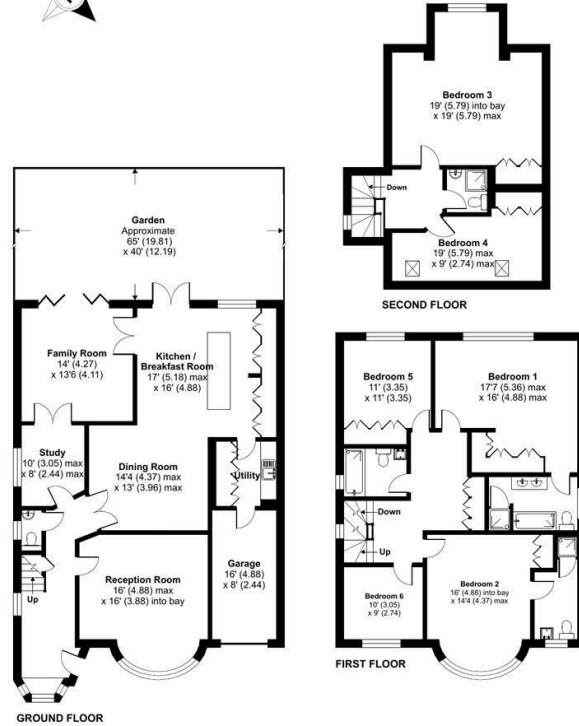
Sole Agent Real Estates





# Southover, London, N12

Approximate Area = 3081 sq ft / 286.2 sq m (includes garage)  
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). © richcom 2023. Produced for Real Estates. REF: 1903999

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		75
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	57	
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive



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