



Walmington Fold, Woodside Park, N12 7LD  
£3,000 Per Calendar Month      Council Tax Band F

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

\*AVAILABLE 1ST MAY \* PART FURNISHED \* A 3 BEDROOM SEMI-DETACHED family home, in this sought after residential road in the heart of Woodside Park.

Local shops, cafes, bus services and Woodside Park Northern Line tube station are all within a short walk.

\* THRU LOUNGE/DINING ROOM \* FITTED KITCHEN \* GUEST CLOAKROOM \* 3 BEDROOMS \* BATHROOM/WC \* REAR GARDEN \* OFF STREET PARKING \* PART FURNISHED \* AVAILABLE 1ST MAY \*

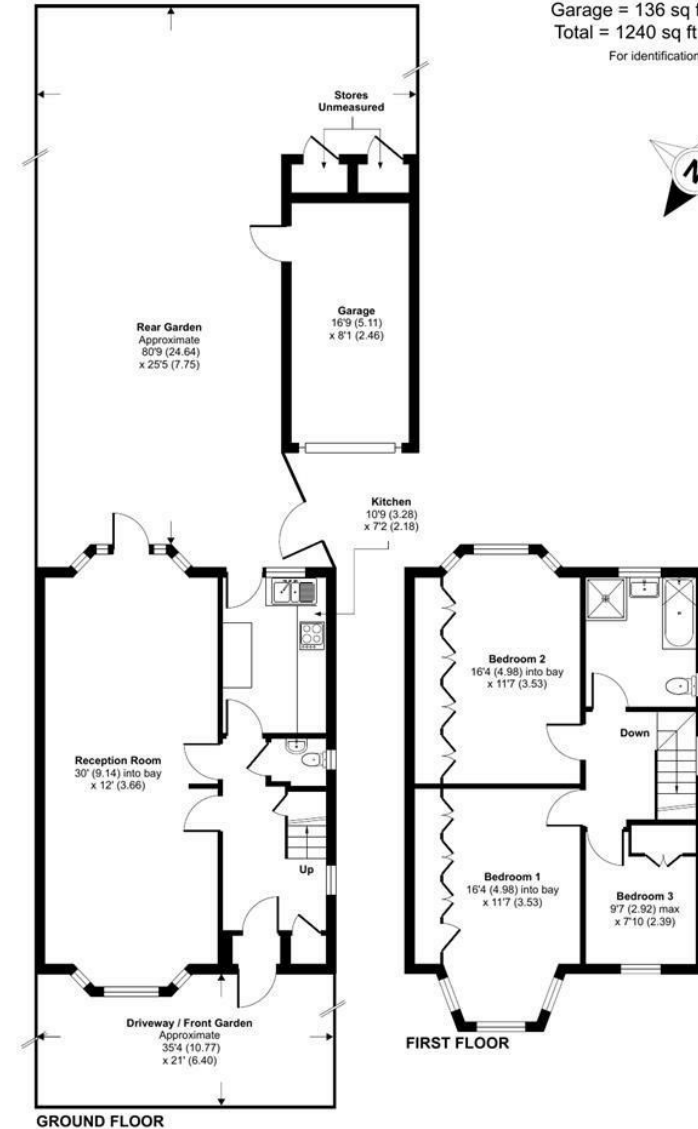
## Walmington Fold, London, N12

Approximate Area = 1104 sq ft / 102.5 sq m (excludes stores)

Garage = 136 sq ft / 12.6 sq m

Total = 1240 sq ft / 115.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Real Estates. REF: 1109772