



Michleham Down, Woodside Park, N12 7JL  
Guide Price £1,995,000 Freehold Council Tax Band G

**REAL ESTATES**  
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\* CHAIN FREE \* Real Estates are proud to bring to the market for the FIRST TIME EVER this unique FIVE BEDROOM DETACHED family home set on a premier plot overlooking the Darlands Nature Reserve on one of Woodside Park's most desirable crescents.

Totalling almost 2300 square feet, this property has vast potential to extend into the INTEGRAL GARAGE, out the rear and up into the loft too (STPP). The ground floor currently comprises a double reception room with a large separate kitchen diner and a guest WC, whilst the first floor provides four good-sized bedrooms, one single bedroom, two full bathrooms and one en-suite shower.

There is a beautiful SOUTH WEST FACING GARDEN with stunning green views, as well as a PRIVATE DRIVEWAY for multiple cars.

Michleham Down is a quiet residential street within the catchment area for Woodridge Primary School. Woodside Park Underground Station is a little over half a mile walk, as are the popular coffee shops on Sussex Ring.

SOLE AGENT











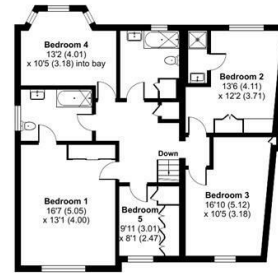
## Michleham Down, London, N12

Approximate Area = 2134 sq ft / 198.2 sq m

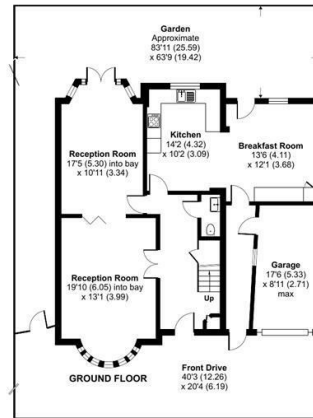
Garage = 144 sq ft / 13.3 sq m

Total = 2278 sq ft / 211.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates - REF: 1353329

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  |         | 70        |
| B (81-90)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 56      |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |

