



Poynings Way, Woodside Park, N12 7LP  
£1,775,000 Freehold Council Tax Band

**REAL ESTATES**  
Est.1981

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**\*\*CHAIN FREE\*\*** Real Estates are delighted to bring to the market this brand new 5 bedroom DETACHED house situated in a highly sought after cul-de-sac in the heart of Woodside Park.

The property benefits from 2282 sq ft of accommodation, which comprises a stunning 37ft Hacker kitchen/family room, a separate front aspect reception room, 4 bathrooms (3 ensuite), discreet utility room, guest cloakroom, air conditioning, off street parking with electric car charger, underfloor heating and Google Nest thermostatic heating and water controls.

To the rear of the property you will find a private South-West facing patio and garden with artificial grass and contemporary fencing.

The house is ideally situated just a short walk to the local shops and cafes at Sussex Ring, parkland and both West Finchley and Woodside Park Northern Line tube stations. Council Tax Band tbc

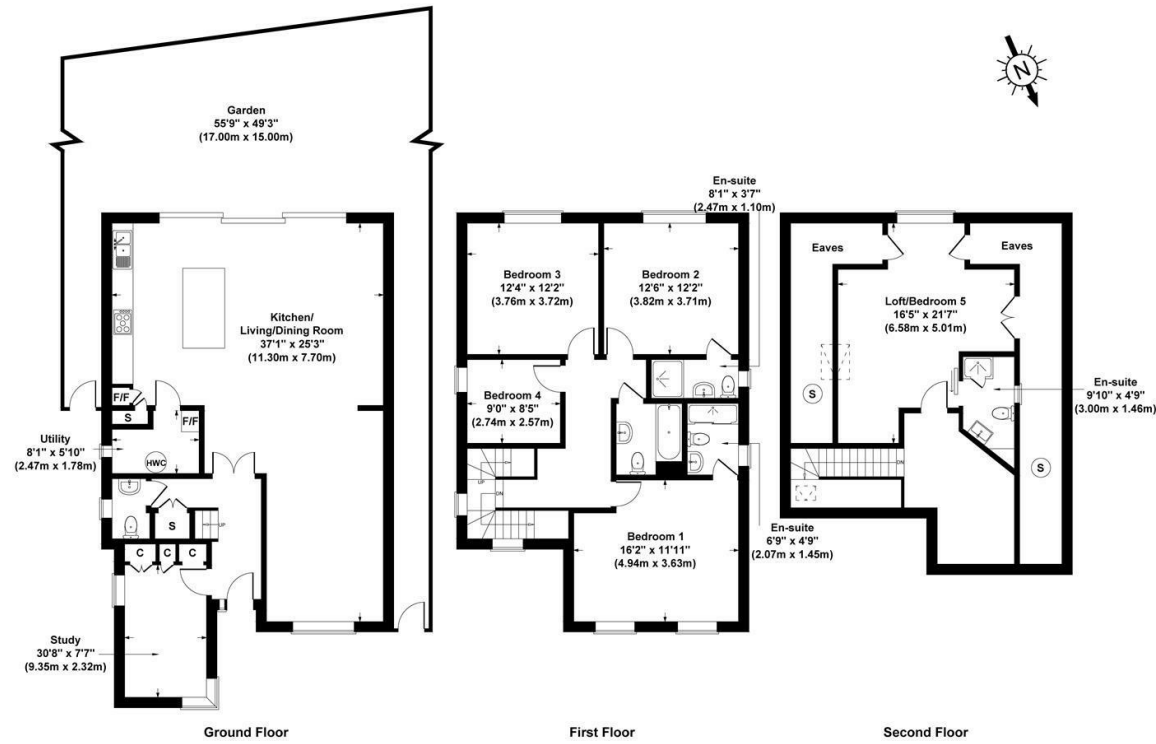




Poynings Way London N12 7LP  
Gross Internal Area 2282 sq ft /212 sq metres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	69	79
Below average	D		
Less than average	E		
Energy inefficient	F		
Very energy inefficient - higher running costs	G		

EU Directive



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

