



Westbury Road, Woodside Park, N12 7PD  
Offers In Excess Of £900,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est.1981

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**\*OFFERED CHAIN FREE\*** A 3 bedroom semi-detached house set on a bold **CORNER PLOT** and situated in a quiet residential street, between Woodside Park and West Finchley.

The property, which has the benefit of a **GARAGE** and **OWN DRIVEWAY** for 2-3 cars, requires modernisation throughout and offers enormous potential to extend if required (stpp).

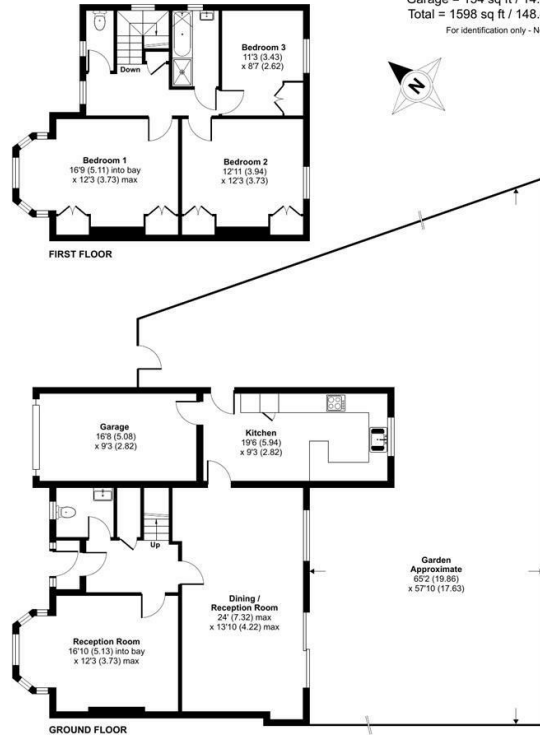
Catchment for Moss Hall Primary School. Walking distance to West Finchley Northern Line tube station and local shops, as well as the cafes located at Sussex Ring. Easy access to Riverside Walk park and playground.





# Westbury Road, London, N12

Approximate Area = 1444 sq ft / 134.1 sq m  
 Garage = 154 sq ft / 14.3 sq m  
 Total = 1598 sq ft / 148.4 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: 995190

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	52	
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive

