



Walmington Fold, Woodside Park, N12 7LD  
£1,200,000 Freehold      Council Tax Band F

**REAL ESTATES**  
Est. 1981

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An opportunity to acquire a well presented 4 BEDROOM, 2 BATHROOM SEMI-DETACHED FAMILY HOME, situated in the heart of Woodside Park, just a stone's throw to local shops, cafes, parkland, primary schools and both Woodside Park and West Finchley Northern Line tube stations.

Arranged over 3 floors, this bright and spacious home has the benefit of a bay fronted reception room, fitted kitchen open plan with dining/family room, conservatory, guest cloakroom, 3 bedrooms and a family bathroom to the 1st floor and a master suite with en suite bathroom to the 2nd floor.

The rear garden extends to approx 61 ft with gated access to parkland, and a summer cabin with light, power, wc and shower facilities. Off street parking.





## Walmington Fold, London, N12

Approximate Area = 1729 sq ft / 160.6 sq m  
 Limited Use Area(s) = 101 sq ft / 9.3 sq m  
 Outbuilding = 300 sq ft / 27.8 sq m  
 Total = 2130 sq ft / 197.7 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). © richcom 2023.  
 Produced for Real Estates - REF: 974196

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | A |         | 85        |
| B                                           |   |         |           |
| C                                           |   |         |           |
| D                                           |   | 59      |           |
| E                                           |   |         |           |
| F                                           |   |         |           |
| G                                           |   |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive                                |   |         |           |



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