

Lullington Garth, Woodside Park, N12 7AP

Guide Price £1,295,000 Freehold Council Tax Band F

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* CHAIN FREE SALE * Real Estates are delighted to bring to the market this uniquely wide CORNER PLOT SEMI-DETACHED family home located in the heart of Woodside Park.

Presented in clean condition throughout and benefitting from substantial space to the side, this house features a DOUBLE GARAGE as well as a WRAP AROUND GARDEN and PRIVATE DRIVEWAY for multiple cars.

The ground floor comprises a through lounge into dining room, plus the separate eat-in kitchen, utility and guest WC, whilst the upstairs provides two large double bedrooms, one smaller double, a single and the bathroom. Further extensions into the loft and other areas are possible (STPP).

This property is set back from Lullington Garth on the edge of Cissbury Ring North, meaning close proximity to the popular coffee shops on Sussex Ring and within the catchment for Frith Manor Primary School. Additionally, Woodside Park Station on the Northern Line is within easy reach as is the greenery of both Riverside Park and the Dollis Valley Brook.

* SOLE AGENT *



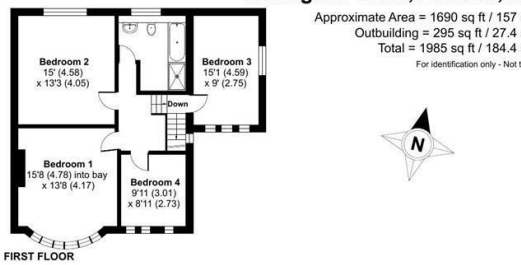




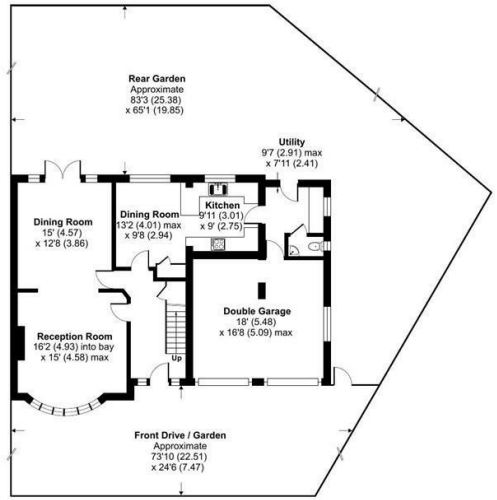


Lullington Garth, London, N12

Approximate Area = 1690 sq ft / 157 sq m
Outbuilding = 295 sq ft / 27.4 sq m
Total = 1985 sq ft / 184.4 sq m
For identification only - Not to scale

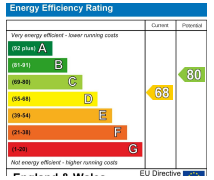


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Real Estates. REF: 1535630















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