



Walmington Fold, Woodside Park, N12 7LJ  
£1,250,000 Freehold Council Tax Band F

**REAL ESTATES**  
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\* SOLD OFF-MARKET BY REAL ESTATES WOODSIDE PARK \*

A well-presented four bedroom, two bathroom family home which has been extended into the loft and to the ground floor rear.

Situated in a prime residential location with easy access to local shops and cafes as well as West Finchley Station (Northern Line).

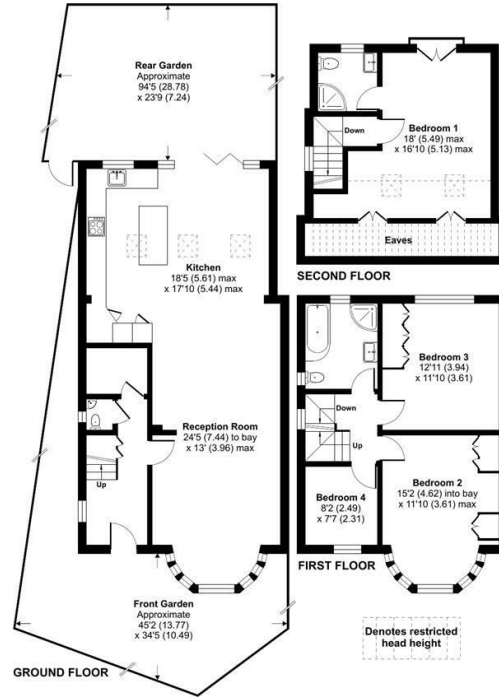
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# Walmington Fold, London, N12

Approximate Area = 1511 sq ft / 140.3 sq m  
 Limited Use Area(s) = 139 sq ft / 12.9 sq m  
 Total = 1650 sq ft / 153.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2024. Produced for Real Estates - REF: 1077923

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	61	
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive

