



Singleton Scarp, Woodside Park, N12 7AR  
Offers In The Region Of £925,000 Freehold

Council Tax Band F

**REAL ESTATES**  
Est. 1981

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**\* PROBATE SALE - GRANT TO BE ISSUED IMMINENTLY \*** Real Estates are pleased to offer for sale on a CHAIN FREE basis this FOUR BEDROOM SEMI-DETACHED family home set on one of Woodside Park's most premier cul-de-sacs.

The ground floor accommodation comprises an entrance hallway, double through reception room and separate kitchen. To the first floor, there are two large bedrooms, a single bedroom and the main bathroom.

The loft has been converted into an additional bedroom, with a WC, shower and kitchenette, plus eaves storage. Further extensions and renovations are possible throughout (STPP).

Singleton Scarp benefits from a large central green, whilst being walking distance to the shops and cafes on Sussex Ring as well as Woodside Park Station on the Northern Line.

**\* SOLE AGENT \***





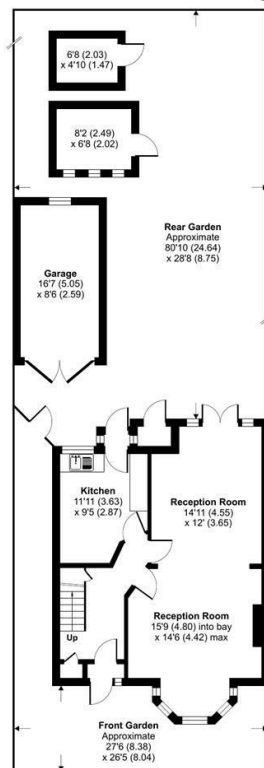
## Singleton Scarp, London, N12

Approximate Area = 1457 sq ft / 135.3 sq m  
 Limited Use Area(s) = 181 sq ft / 16.8 sq m  
 Garage = 141 sq ft / 13 sq m  
 Outbuilding = 86 sq ft / 7.9 sq m  
 Total = 1865 sq ft / 173 sq m

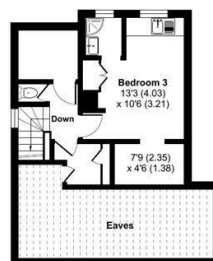
For identification only - Not to scale



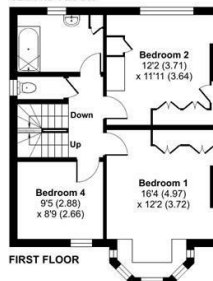
Denotes restricted head height



GROUND FLOOR



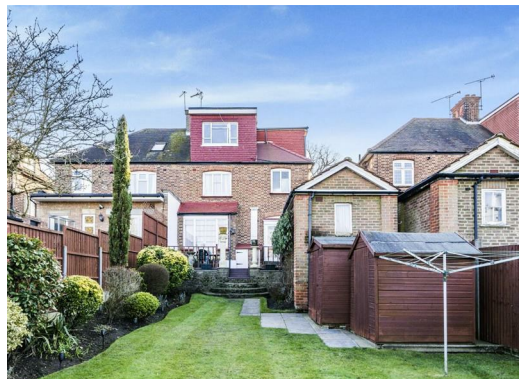
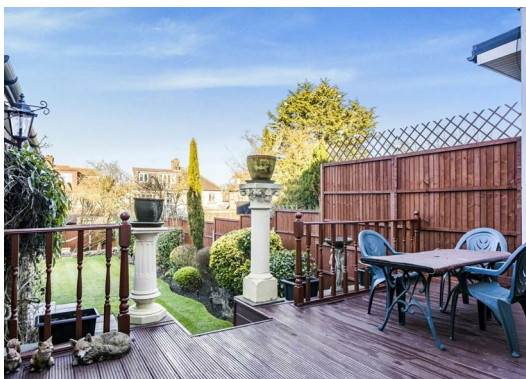
SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1257449

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (92-100)                                  |         | 83        |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         | 33        |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |



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