



Lullington Garth, Woodside Park, N12 7BU  
Guide Price £1,100,000 Freehold Council Tax Band F

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Est.1981

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A well presented 5 BEDROOM, 2 BATHROOM SEMI-DETACHED family home, ideally situated in the heart of Woodside Park, within a short walk to local shops, cafes, parkland and Woodside Park Northern Line tube station, as well as primary school catchment area.

Arranged over 3 floors, the spacious accommodation comprises 2 receptions, fitted kitchen and guest cloakroom to the ground floor, 3 bedrooms and a family bathroom on the 1st floor and 2 further bedrooms and bathroom to the 2nd floor.

To the rear there is a paved patio area with steps leading down to the lawn and timber built shed. The property also benefits from a garage and off street parking.

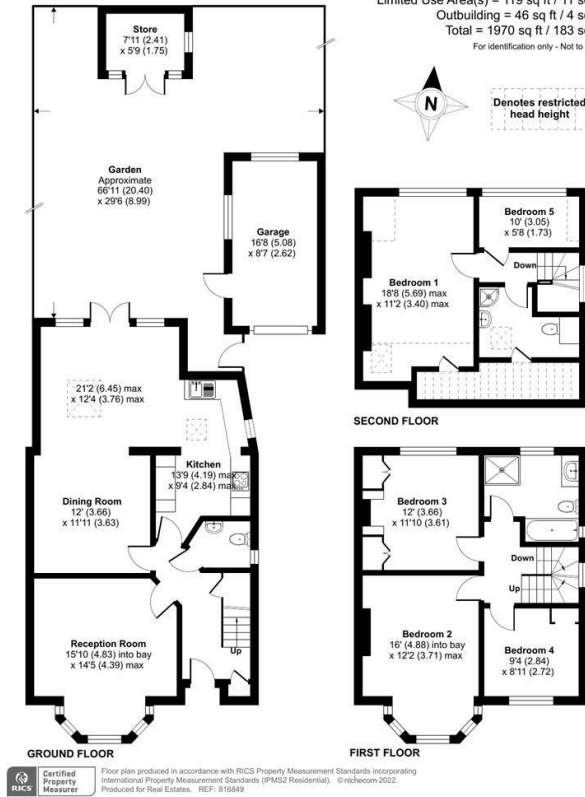
Viewing is highly recommended via Sole Agent REAL ESTATES.





# Lullington Garth, London

Approximate Area = 1805 sq ft / 168 sq m (includes garage)  
 Limited Use Area(s) = 119 sq ft / 11 sq m  
 Outbuilding = 46 sq ft / 4 sq m  
 Total = 1970 sq ft / 183 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		76
Decent	C	61	
Needs improvement	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Very poor energy efficiency - very high running costs	G		

EU Directive



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