



Lorian Close, Woodside Park, N12 7DW

Guide Price £850,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

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Real Estates are pleased to bring to the market this CHAIN FREE 4 BEDROOM END-OF-TERRACE house located in this sought after cul-de-sac in Woodside Park.

The property comprises a good sized separate kitchen, a large reception room with access to the garden, a guest W.C and the downstairs is completed with access to the integral garage.

Upstairs, the current owners cleverly converted the 1st and 2nd bedroom into a principal suite that includes its own ensuite shower and dressing area. The now second bedroom offers great storage space and shares a family bathroom with the third bedroom.

The private, landscaped garden is perfect for outdoor dining and relaxation. Additional features include a newly rewired electrical system, a brand-new boiler, off-street parking, and high-quality finishes throughout.

Lorian Close is perfectly placed for Woodside Park Station (0.3 miles) and the local shops and restaurants on North Finchley High Road. There is an abundance of open space nearby including the popular Dollis Valley Green Walk and Riverside Park.





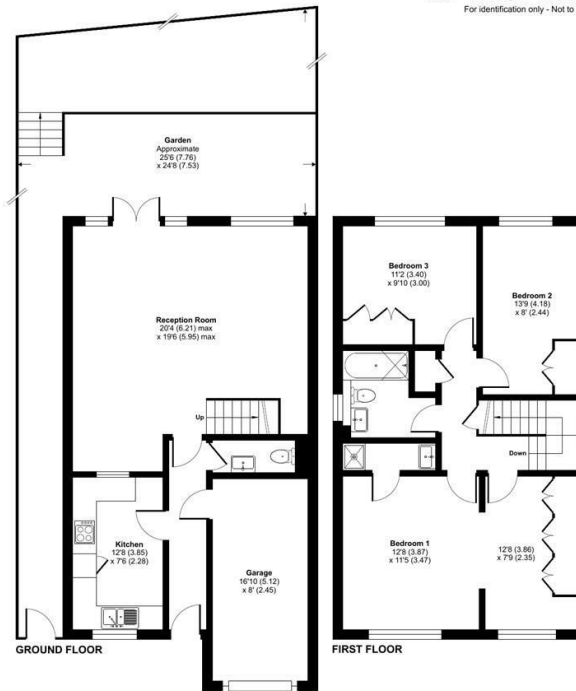
Lorian Close, London, N12

Approximate Area = 1195 sq ft / 111 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1328 sq ft / 123.3 sq m

For identification only - Not to scale



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: 1256629

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		84
B (81-90)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		

