



Chanctonbury Way, Woodside Park, N12 7AA  
£950,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est.1981

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\* SOLD STC \* A 4 BEDROOM, 2 BATHROOM (1 EN SUITE), 2 RECEPTION ROOM SEMI-DETACHED FAMILY HOME in this sought after residential location, within walking distance of Woodside Park Northern Line tube station, local amenities and catchment area for Frith Manor Primary School.

## Chanctonbury Way, London, N12

Approximate Area = 1499 sq ft / 139.2 sq m  
 Limited Use Area(s) = 160 sq ft / 14.8 sq m  
 Outbuilding = 73 sq ft / 6.7 sq m  
 Total = 1732 sq ft / 161 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		84	65
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Real Estates. REF: 933779