



Laurel View, Woodside Park, N12 7DT  
Asking Price £1,100,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est. 1981

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Real Estates are pleased to offer for sale this DETACHED THREE BEDROOM COTTAGE, presented in MODERN CONDITION throughout and providing rear green views of the DOLLIS VALLEY BROOK.

Upon entering through a front porch, the downstairs accommodation comprises a large through reception room, leading into the dining area and separate kitchen with breakfast bar. There is a utility room, office, storage and guest cloakroom to complete the ground floor. To the first floor, there is a principal bedroom with walk-in-wardrobe and en-suite shower room, plus two other bedrooms and a family bathroom.

Externally, there is a private driveway with off street parking available for two cars and electric charging point, as well as a secluded rear garden with outbuilding and patio.

Laurel View is on the edge of Woodside Park and Totteridge, with easy access via the nearby 326 Bus to the shops and cafes of both Sussex Ring N12 and Whetstone High Road N20. Nearby parkland includes the Dollis Valley Greenwalk and the Darlands Nature Reserve, whilst Woodside Park Underground Station is half a mile away.

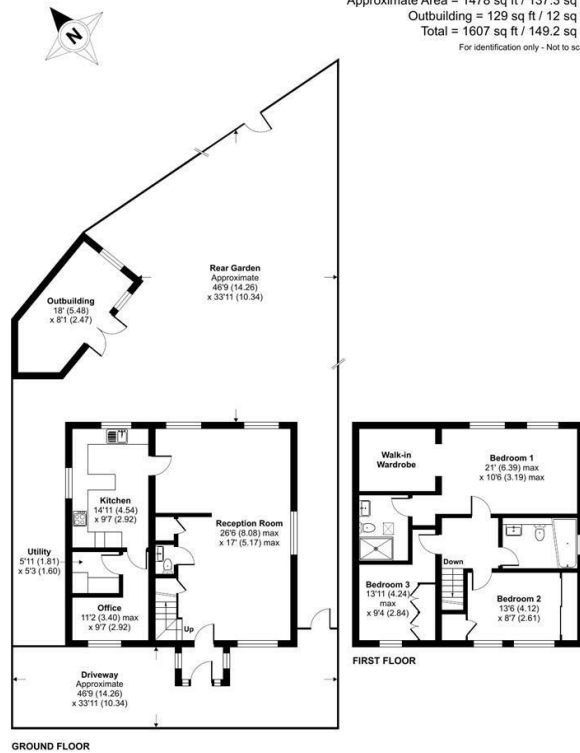




# Laurel View, London, N12

Approximate Area = 1478 sq ft / 137.3 sq m  
 Outbuilding = 129 sq ft / 12 sq m  
 Total = 1607 sq ft / 149.2 sq m

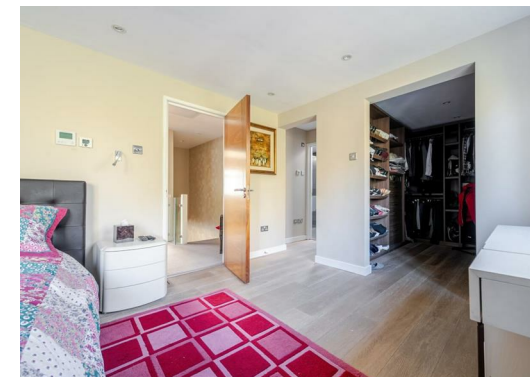
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Real Estates. REF: 1272543

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
Energy efficient	B		
Decent	C	71	
Needs improvement	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Very poor energy efficiency - highest running costs	G		

EU Directive



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