



# Woodside Avenue Woodside Park , N12

- Four/Five Bedrooms
- Open Plan Reception/Kitchen Diner
- Two Bathrooms (One En-suite)
- Guest W.C.
- Utility Room
- Mature Garden
- Integral Garage and Off-Street Parking
- Convenient for Shopping & Transport Amenities
- Close to Tube Station



## PROPERTY DESCRIPTION

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A spacious four/five bedroom, two bathroom, townhouse with off-street parking, integral garage and mature garden. Further benefits include a large ground floor open-plan reception/kitchen diner, further reception/bedroom on the first floor, utility room and guest w.c. Conveniently located for Woodside Park tube station and North Finchley's shopping and transport amenities.

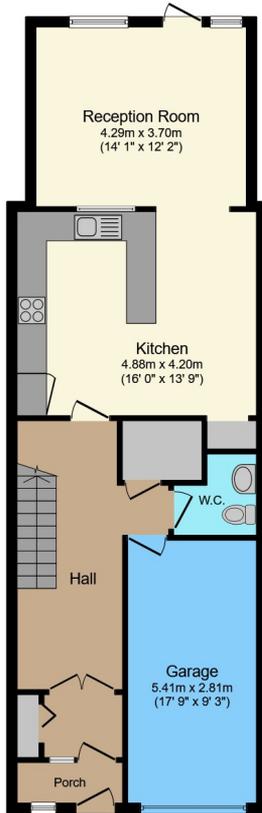


## ROOM DESCRIPTIONS

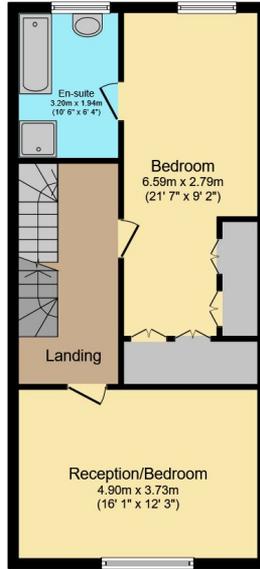
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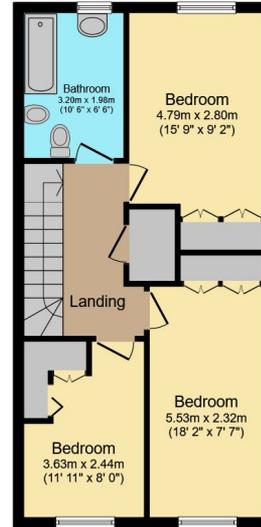
# FLOORPLAN & EPC



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 182.0 sq. m. (1,959 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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