



Northiam, Woodside Park, N12 7HJ

£5,250 Per Calendar Month

Council Tax Band G

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

***AVAILABLE OCTOBER 2026 * UNFURNISHED * A 5 BEDROOM 3 BATHROOM 3 RECEPTION ROOM SEMI-DETACHED FAMILY HOME** situated in the heart of Woodside Park, within walking distance to Woodside Park Northern Line tube station, local shops, cafes and nearby parkland. Woodridge School catchment area.

Arranged over the 3 floors, the ground floor accommodation comprises a thru lounge and dining room, leading to a tv room, a spacious kitchen/breakfast room, guest cloakroom and utility room. The 1st floor offers 4 bedrooms and 2 bathrooms (1 en suite), with an additional bedroom and bathroom to the 2nd floor.

Externally, the rear garden has a good sized patio area with steps up to the lawn, and there is a garage via own driveway providing off street parking.



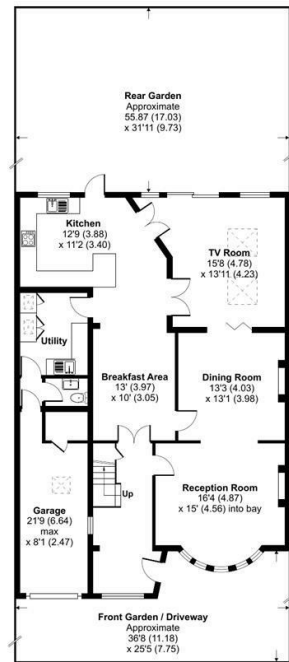




Denotes restricted
head height

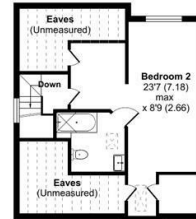
Northiam, London, N12

Approximate Area = 2497 sq ft / 231.9 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 2677 sq ft / 248.6 sq m
For identification only - Not to scale

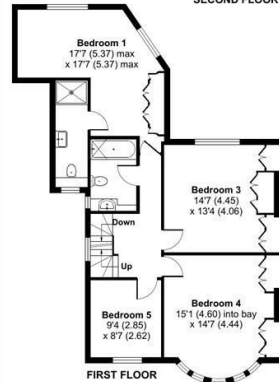


GROUND FLOOR

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: 1329672



SECOND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	60	70
E (49-54)		
F (39-48)		
G (31-38)		
Not energy efficient - higher running costs		
EU Directive		



Real Estates Woodside Park Office:
14/14a Sussex Ring
Woodside Park N12 7HX

ll : 020 8445 6387
e : info@realestates-wsp.co.uk
w : www.realestates-wsp.co.uk