



Flat 4, 42 Woodside Avenue  
Woodside Park, N12



# Woodside Avenue

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Set within an exclusive period conversion in one of the area's most sought-after locations, this brand-new three-bedroom duplex apartment blends timeless architectural charm with modern luxury. Arranged over the top two floors, the home offers elegant proportions, abundant natural light, and access to beautifully landscaped communal gardens—all within a prestigious, period development.

The heart of the home is a spacious open-plan kitchen, living, and dining space—perfect for both relaxed everyday living and entertaining. Designed with high ceilings, large sash windows, and premium finishes, the property retains its period character while delivering every modern comfort. Accommodation is versatile and well-balanced, with three generous bedrooms. Two principal suites offer a choice of settings: one on the first floor with leafy views and ample storage space, the other on the upper floor with en-suite and additional storage. A third bedroom and sleek family bathroom complete the layout.

Residents enjoy access to a private communal garden shared by just three of the apartments, a tranquil retreat with mature planting and all-day sun. The development is set behind a carriage driveway with landscaped grounds and private off-street parking. Ideally located just a short walk from the station and local amenities, this exceptional home combines space, style, and seclusion—making it perfect for families, downsizers, or those seeking a refined London base.

LOCAL AUTHORITY: Barnet  
BAND: TBC  
TENURE: Share of Freehold  
SERVICE CHARGE PA: £4,547.00



















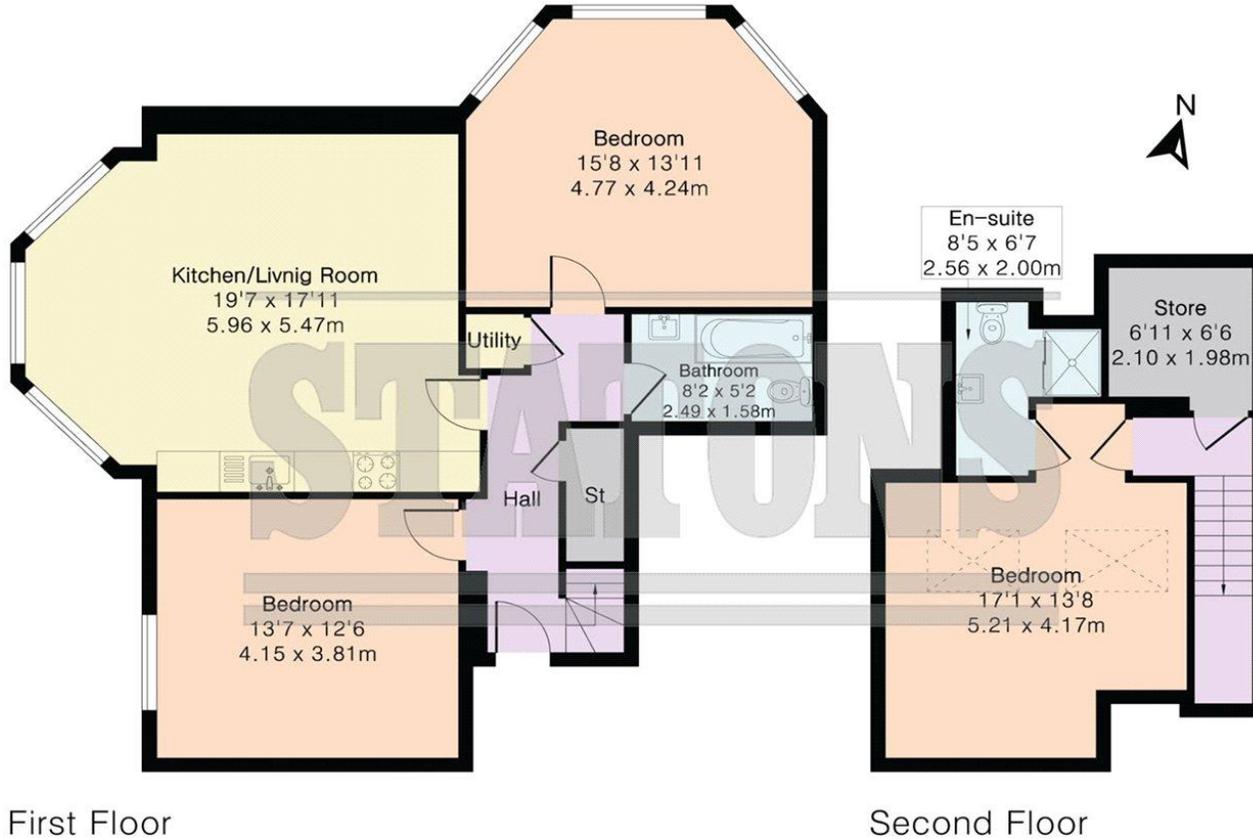




# Approximate Gross Internal Area 1182 sq ft - 110 sq m

First Floor Area 861 sq ft – 80 sq m

Second Floor Area 321 sq ft – 30 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

