



FALKLAND ROAD, N8
£525,000 TO BE ADVISED

A TWO BEDROOM GARDEN FLAT.

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



DESCRIPTION:

Arranged over 628 sq ft of living space, this delightful two-bedroom flat features inviting spaces and its own private garden.

To the front, a spacious reception room boasts a charming period fireplace, bespoke cabinetry in one side of the alcoves, and double-glazed windows in the bay, creating a warm and welcoming atmosphere.

Down the hall, you'll find two double bedrooms. The larger bedroom offers a pleasant view down the side return into the garden, providing a tranquil retreat.

To the rear, a modern kitchen with space for a dining table leads onto a private 38ft rear garden. The garden features decking at the front and a paved sun trap patio at the end, perfect for outdoor relaxation and entertaining.

Completing the flat is a modern bathroom equipped with a bathtub and shower fittings.

With potential to extend, subject to the usual consents, there is the opportunity to add a side return rear extension and truly transform the flat, enhancing its living space and value.

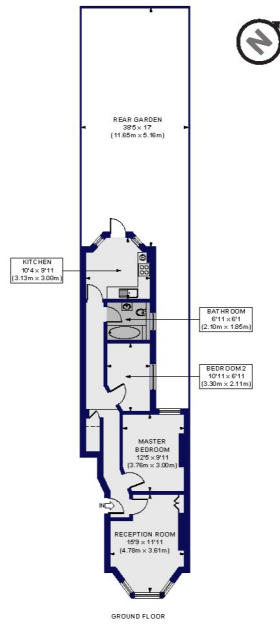
This property combines period charm with modern amenities, making it a perfect home for those looking for comfortable living in a desirable location.

The property is peacefully located on the highly regarded Harringay Ladder, formed by a collection of twenty Victorian built terrace streets. A friendly community has blossomed here, and a burgeoning selection of independent shops, cafes and restaurants have recently appeared along Green Lanes.

Falkland Road is ideally placed for excellent transport links, being



Falkland Road, N8
Approx. Gross Internal Floor Area 628 sq. ft / 58.30 sq. m



All measurements of walls, doors, windows, fittings and appliances, including the specification, are given in the floor plan and do not constitute any warranty or representation by the seller, their agent or EPC Provider. Any measurements shown may vary from actual measurements shown as to the contract of the information contained in these plans. Dimensions for illustration purposes only and should be verified shortly after prospective purchases.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: To be advised

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.