



Falkland Road, N8 0NX

Guide Price £475,000  
Leasehold





# Falkland Road N8

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Leasehold

Arranged over the top floor of this attractive period property, a spacious two-bedroom conversion offering a generous 816 SQ FT/ 75.8 SQ M of internal living space with the advantage of own section of rear garden ( presently undivided).

The property offers a great deal of potential and would benefit from refurbishment. There is also a possibility to convert the loft subject to the necessary consents, the roof was replaced in 2019.

Access is via a ground floor communal entrance shared between two flats, stairs lead to the half landing. At the rear, a sizable kitchen diner with dual aspect windows, a range of fitted wall and base units with plumbing in situ for all the necessities, a quirky hatch provides access to the rear garden, there is also access to cellar storage space. Off the hallway, two bedrooms and a white three-piece bathroom suite. At the front, one of our favourite aspect, a characterful separate reception with feature fireplace and glorious original sash windows providing wonderful natural lighting.

Falkland Road is well-positioned for a great selection of primary and junior schools, there's lots of green and open spaces with Fairland Park at the end of the road. A wonderful selection of local eateries and watering holes can be found on Green Lanes, Crouch End and Stroud Green. Turnpike Lane (0.4 miles) and Hornsey National Rail (0.3 miles) provide convenient access to the City & West End.

Offered chain-free with the benefit of an extended lease.

- Bags of potential
- Arranged over the first floor
- Attractive period property
- Generous internal space
- Ripe for refurbishment
- Scope to extend into loft (STPP)
- Own section of rear garden
- 816 SQ FT / 75.8 SQM







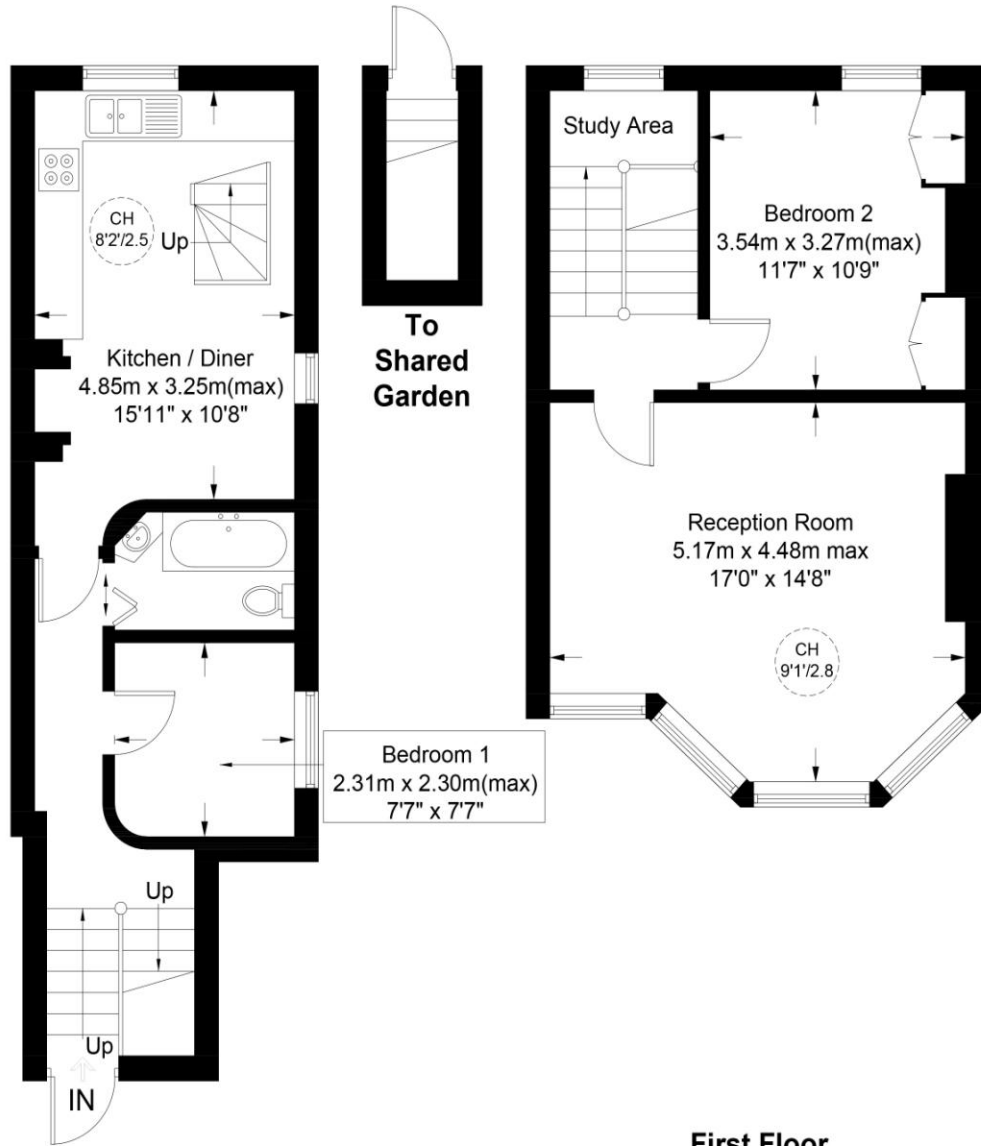


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Approximate Gross Internal Area = 816 sq ft / 75.8 sq m

# DAVID ANDREW

your most valuable asset



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID821972)



### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

