



Falkland Road, N8

Offers Over £1,000,000

Havilands

the advantage of experience



- FIVE BEDROOM EDWARDIAN TERRACED HOUSE
- Approx. 1,879 sq ft including garden studio
- Beautifully presented throughout
- Private balcony & generous roof terrace
- 46ft rear garden with detached studio
- Two bathrooms plus ground floor WC
- High ceilings & bay-fronted reception room
- Located within the popular Harringay Ladder
- Walking distance to Hornsey, Turnpike Lane & Harringay Green Lanes stations
- Catchment for North Harringay Primary & Greig City Academy



For more images of this property please visit havilands.co.uk



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Havilands are delighted to offer For Sale this substantial and beautifully presented FIVE BEDROOM EDWARDIAN TERRACED HOUSE located on Falkland Road, N8, forming part of the ever-popular Harringay Ladder. Extending to approximately 1,879 sq ft including garden studio, the property offers generous and well-balanced living space arranged across three floors, finished to an excellent standard throughout.

The ground floor comprises a bright bay-fronted reception room, separate dining room and spacious kitchen opening onto the rear garden, along with a ground floor WC. High ceilings and large bay windows enhance the sense of space and natural light, while the overall finish is perfectly suited to modern family life. The first floor provides three bedrooms and a family bathroom, with one bedroom benefiting from access to a private balcony. The second floor offers two further bedrooms and an additional bathroom, with access to a generous roof terrace, creating flexible accommodation ideal for larger families or home working. Externally, the property benefits from a private rear garden extending to approximately 46ft, together with a detached garden studio offering further versatility.

Falkland Road sits within the Harringay Ladder, a vibrant North London neighbourhood known for its period homes and strong community feel. The property is within walking distance of Hornsey railway station (Moorgate approx. 20 mins), Turnpike Lane Underground Station (Piccadilly Line) and Harringay Green Lanes railway station Overground. The property falls within catchment of North Harringay Primary School and Greig City Academy, while nearby Finsbury Park provides extensive green open space and recreational facilities.

Property Information:

Tenure: Freehold

Local Authority: Harringay Council

Council Tax: Band E (£2698.59 25/26)

EPC Rating: Current 65(D); Potential 78(C)

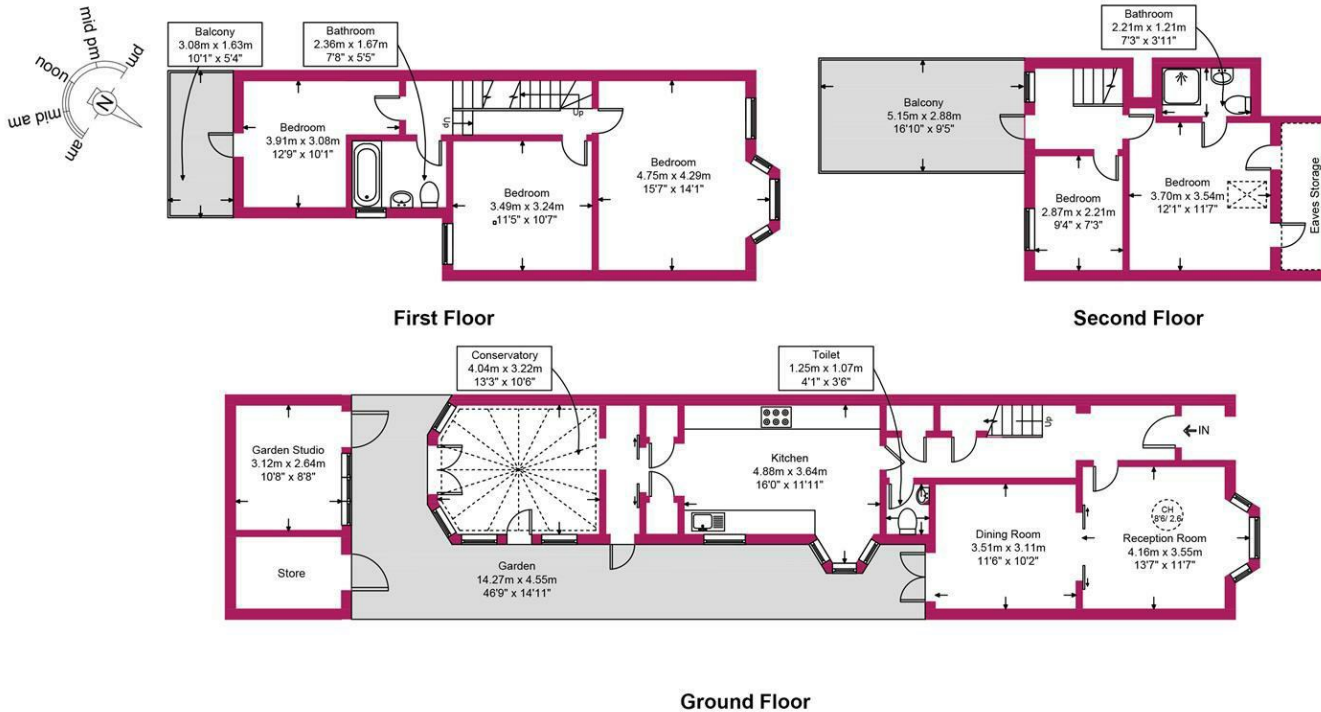
For more images of this property please visit havilands.co.uk

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Approximate Gross Internal Area = 1879 sq ft / 174.6 sq m
(Including Restricted Height & Garden Studio)

Restricted Height = 46 sq ft / 4.28 sq m

Garden Studio = 144 sq ft / 13.41 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

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