



Falkland Avenue, New Southgate, London, N11
£790,000 Freehold

Anthony Webb
ESTATE AGENTS

Falkland Avenue, New Southgate, London, N11

A stunning four/five bedroom extended end of terrace house which has been completely renovated from top to bottom to a very high standard in the last few years. The property offers in excess of 1200 sq ft over three bright and airy floors.

Falkland Avenue is a popular quiet residential cul de sac turning located with easy reach of Arnos Grove underground station and New Southgate mainline station.

Local shopping is centred around New Southgate/Friern Barnet, with larger retail provision around Friern Barnet Retail Park and nearby town centres such as Wood Green and Southgate.

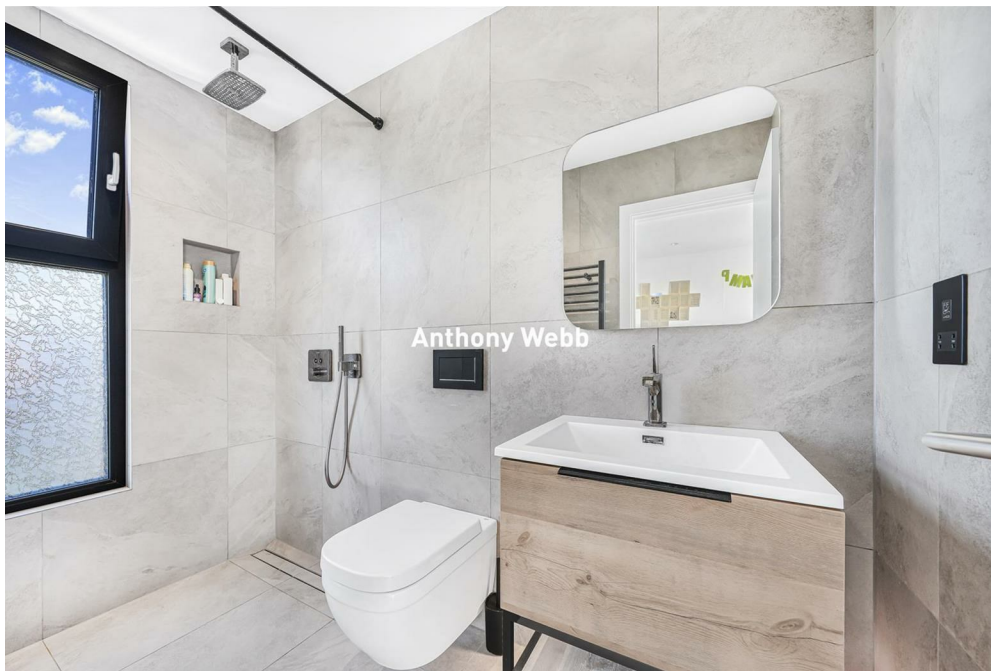
A notable advantage is the amount of nearby greenery, including Arnos Park, Brunswick Park, Broomfield Park and New Southgate Recreation Ground.

Hallway with storage cupboards • Guest w.c • Reception/bedroom with ensuite shower room • Extended living/kitchen space with skylights and bi-fold doors to garden • Fully fitted contemporary kitchen • The first floor consists of two double bedrooms, a single bedroom and shower room • The converted loft offers a further double bedroom with Julietta balcony, fitted wardrobes, eaves storage and an en suite shower room • Double glazing • Gas central heating • Landscaped rear garden with timber/brick shed and side access • Front garden.

Barnet Council Tax Band D

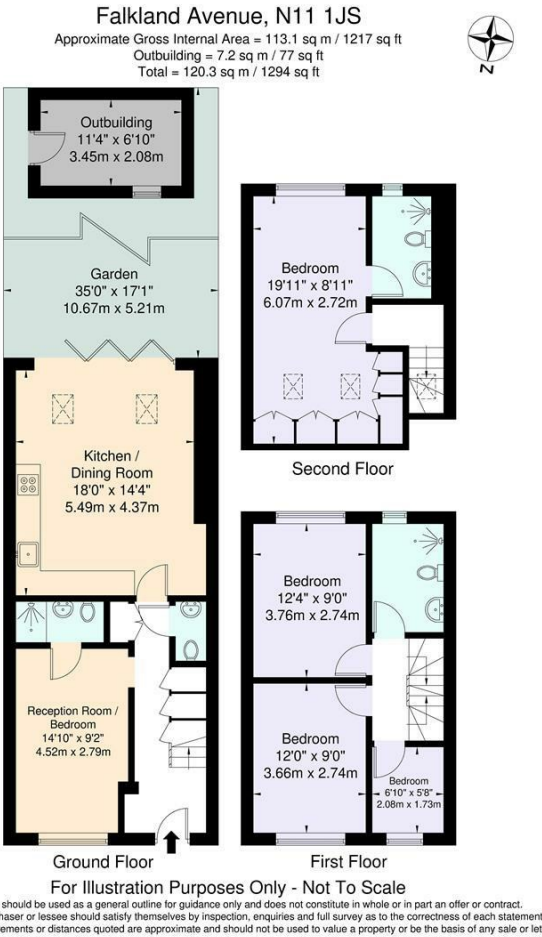
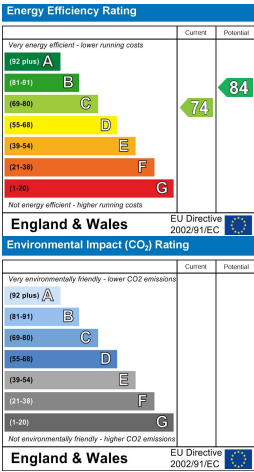
- Four/five bedrooms
- End of terrace family home
- Extended modern kitchen/living space
- Reception/ground bedroom
- Three modern shower rooms+guest w.c
- Extensively refurbished from top to bottom
- 0.5 miles to Arnos Grove underground and New Southgate mainline stations
- Rear garden with timber shed





Falkland Avenue
New Southgate
London
N11 1JS

Tenure: Freehold
Gross Internal Area: 1217.00 sq ft



Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

