



FARRANT AVENUE, LONDON, N22
£575,000 FREEHOLD

TWO-BED HOUSE

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



DESCRIPTION:

Set within the highly sought-after Noel Park Conservation Area, this beautifully renovated two-bedroom period house offers a rare blend of character and modern comfort. Boasting a generous front garden and a desirable private south-facing rear garden, this home is an ideal haven in the heart of vibrant Wood Green.

Inside, the property impresses with bright and well-proportioned living spaces, thoughtfully styled with neutral décor and exposed wood laminate floors throughout. A welcoming entrance hall leads to a charming reception area and a modern, newly-fitted kitchen that maximises both space and

natural light, seamlessly connecting to the tranquil garden—perfect for entertaining or relaxing.

The ground floor also features a contemporary family bathroom, while the first floor comprises two spacious double bedrooms, both tastefully decorated and offering ample room for storage and comfort.

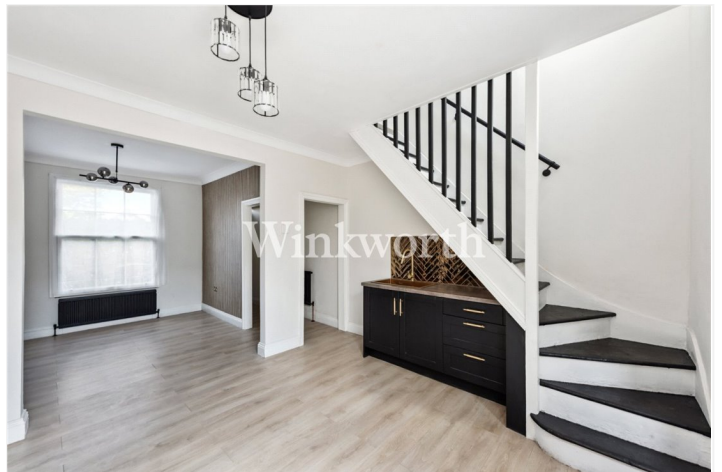
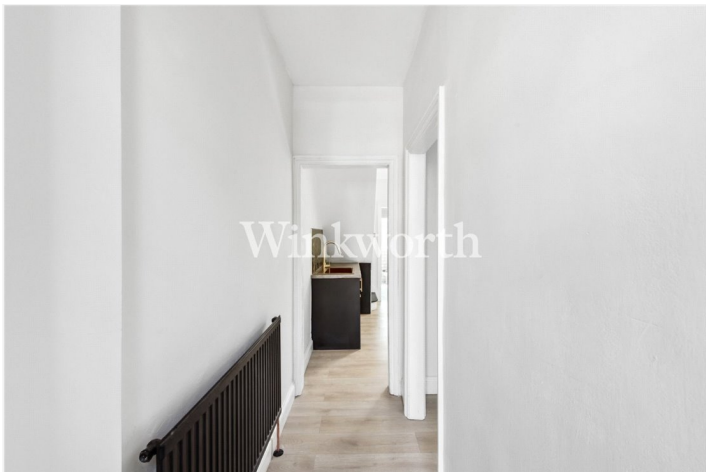
Conveniently located for commuters, the property is just a short walk to Wood Green and Turnpike Lane Underground Stations (Piccadilly Line, Zone 3), providing swift access to the City and West End. Numerous bus routes also service the area,

connecting to Islington, Hackney, and beyond.

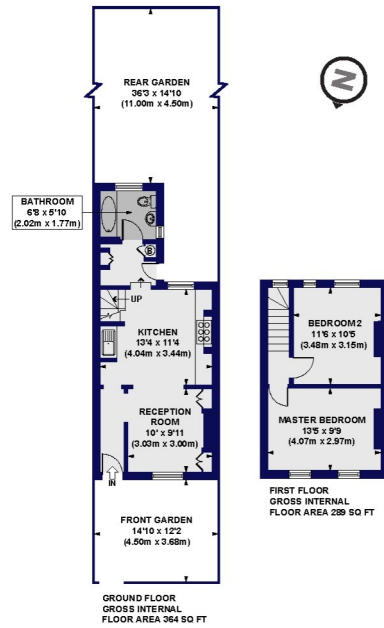
Enjoy the local lifestyle with The Westbury pub just around the corner, and explore nearby hotspots including Green Lanes, Crouch End, and Alexandra Palace, known for their eclectic mix of independent shops, restaurants, and cultural venues.

This is a rare opportunity to own a stylish, move-in-ready home in one of North London's most desirable conservation areas.

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view. 020 8800



Farrant Avenue, N22
Approx. Gross Internal Floor Area 653 sq. ft / 60.70 sq. m



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown to the best of our knowledge and belief. We do not accept any liability for any errors or omissions. Any measurements shown are for information only and should not be used for any other purpose. The information contained in these plans is for illustration purposes only and should not be used for any other purpose.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

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.