

FALKLAND ROAD, N8

£900,000 FREEHOLD – UNDER OFFER

THRE BEDROOM HOUSE

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



DESCRIPTION:

Found on a highly sought-after Harringay Ladder, this wonderful red-brick Victorian home offers three bedrooms over two levels and a approx. 41ft. back garden.

This superb property features generously proportioned, light-filled rooms throughout, enhanced by elegant period details and a sunny garden perfect for outdoor dining and entertaining. The welcoming entrance hall originals tiles leads into two spacious interconnecting reception rooms with a sash bay window, original fireplaces, and warm wooden flooring. At the rear, you have a great open space with a fitted kitchen/diner creating a functional and social hub for family life, with direct access to the garden.

Upstairs, you'll find three large double bedrooms, including a standout principal bedroom that spans the full width of the house and features a bay window. A good sized family bathroom with a modern white suite completes the first floor.

There's also excellent potential to expand the property further—either with a loft conversion or a ground floor side return extension (subject to the usual planning consents).

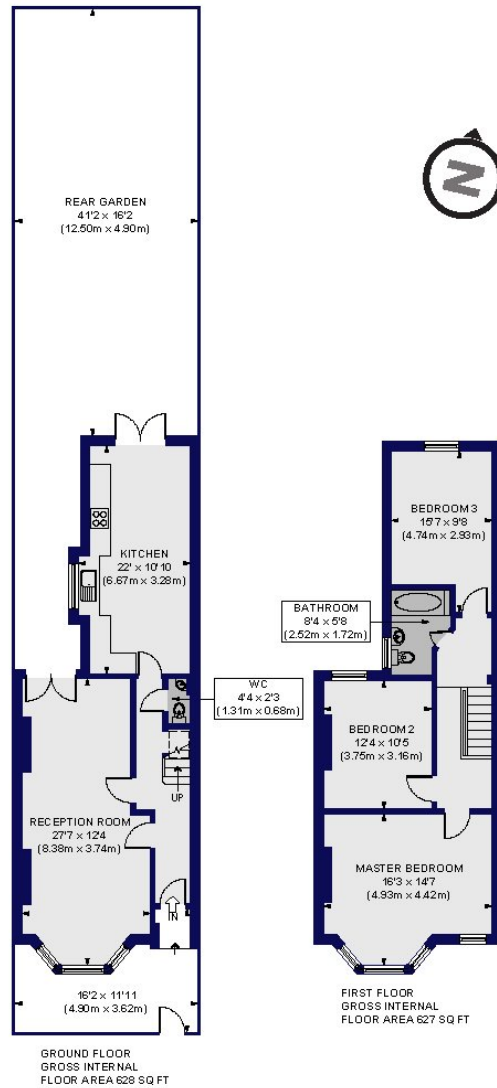
Situated in a prime Harringay location, the property enjoys easy access to excellent transport links and is just a short stroll from the vibrant cafés, restaurants and pubs of Green Lanes and nearby Crouch End Broadway.

Families will appreciate the proximity to popular green spaces including both Finsbury Park and Priory Park—each offering wide lawns, children's play areas, and community cafés. The house also sits within the catchment for North Harringay Primary School.

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view 020 8800 5151-harringay@winkworth.co.uk



Falkland Road, N8
Approx. Gross Internal Floor Area 1254 sq. ft / 116.54 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	81 B
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.