



FALKLAND ROAD, LONDON, N8

£1,000,000 FREEHOLD – UNDER OFFER AT ASKING PRICE

A FOUR BEDROOM HOUSE

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DESCRIPTION:

An immaculate four-bedroom Victorian house and south-facing garden positioned midway along Falkland Road, creating a magical home measuring 1653 Sq. Ft over three levels.

As you approach this family home, you are met by an attractive painted exterior with large front garden. The pathway takes you to a welcoming, blue front door. The ground floor features an interconnecting double reception room with stripped-wood floors, cast iron fireplaces, ornate ceiling mouldings and bespoke fitted shelves and cupboards.

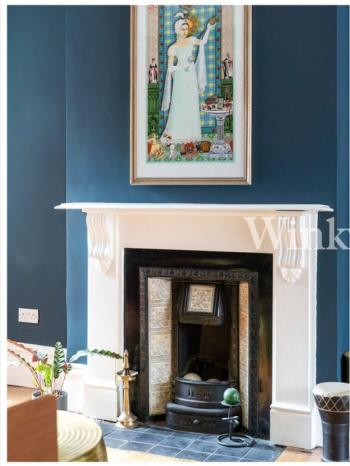
At the rear of the property, you are welcomed by a lovely bright social and practical family kitchen/morning room with a modern kitchen, solid oak worktops, and boasting ample room for a large breakfast/dining table. At the back, the tall French doors open onto a terrace area for outdoor dining and a well-manicured grass area.

The first floor has three bedrooms, the largest of which features a large bay at the front. Along the hall is a fitted modern family bathroom.

Moving up another level, the loft conversion is absolutely gorgeous and incredibly well designed. Curated and renovated with attention to detail throughout

featuring a large master bedroom and luxury bathroom.

The 'Harringay Ladder' is popular due to its friendly local community and beautiful Victorian built terraces and the Piccadilly Line tube stations at either end. There is an ever-growing selection of independent shops, cafes and restaurants along Green Lanes. Established favourites include Café Snug with its super kids area, The Dusty Knuckle bakery and café' which has arrived into the neighbourhood following great success in Dalston, Bun N Bar for burgers, cocktails and music, Jam In A Jar for brunch and live music events in the evenings. There is also the iconic Grade II Listed Salisbury Pub and the Harringay



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Approx. Gross Internal Floor Area 1653 sq. ft / 153.59 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1532 sq. ft / 142.35 sq. m (Excluding Restricted Height Area & Eaves)



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.



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.

