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39 - 40 Grand Parade
Haringey N4 1AQ
Tel: 0208 802 5800

Falkland Road, London, N8 0NP
£410,000

Kings Group are very excited to bring you this two bedroom first floor Victorian conversion

This property boasts two good size bedrooms and a spacious reception with a good cosmetic spec. Due to the property being on the first floor there is a huge investment opportunity in regards to a loft conversion which can be turned into a number of different things depending on imagination. This is perfect for a first time buyer of an investor, if you add the fact of the property being sold with a share of freehold then this really is a very attractive property. Please arrange to view ASAP to avoid disappointment.

The property is situated in the very sought after part of Haringey ladders which boasts a short commute to the Haringey Overground and Haringey Green Lanes station. all the local shops and amenities are within very close proximity.

So if you are looking for a well sized family home or an investment opportunity then this is the one for you.

Share Of Freehold
Total Floor Area: 56SqM
EPC Rating: D

Entrance
8'06 x 3'02 (2.59m x 0.97m)

Central rose coved ceiling, laminated wood style flooring.

Reception Room
16'01 x 14'04 (4.90m x 4.37m)

UPVC window to front aspect, double radiator, television point, telephone point, power point, carpet flooring.

Kitchen
UPVC window to front aspect, range of roll top work surface, stainless steel sink unit, single drainer, plumbed for washing machine, space for fridge freezer, space for cooker, electric oven, electric hob, chimney style extractor fan, power point, lino flooring.

First Floor Landing
17'01 x 5'03 (5.21m x 1.60m)

Carpet flooring.

Bedroom One
10'02 x 11'03 (3.10m x 3.43m)

UPVC window to rear aspect, double radiator, power point, carpet flooring.

Bedroom Two
13'06 x 10'05 (4.11m x 3.18m)

UPVC window to rear aspect, double radiator, power point, carpet flooring.

Bathroom

UPVC opaque window to side aspect, part tiled walls, panel enclosed shower, pedestal wash basin, extractor fan,

Landing
Carpet flooring, loft access.

Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

