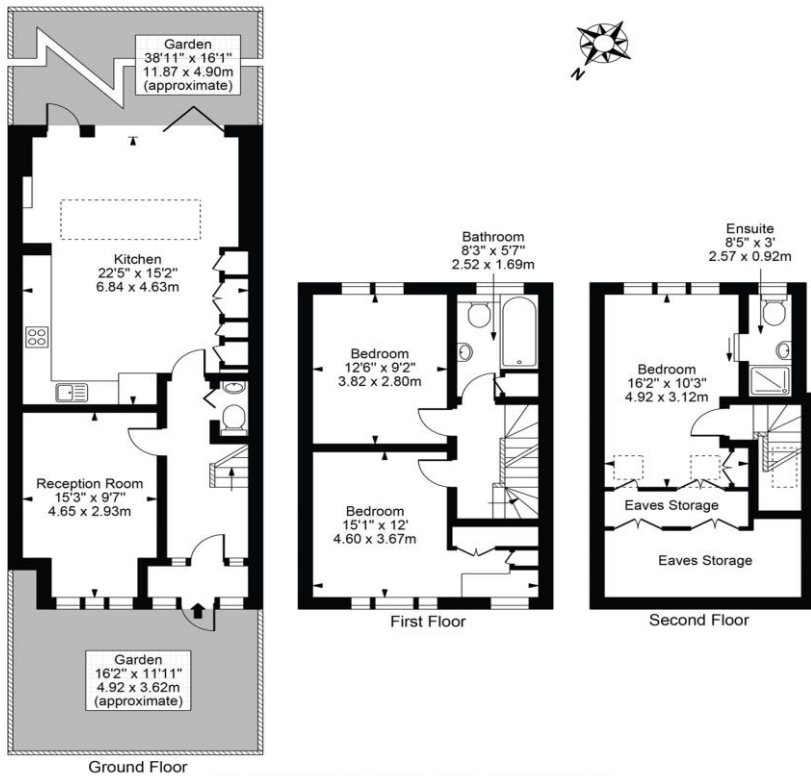




**Falkland Avenue, London N11 1JS**

Falkland Avenue, N11 1JS  
 Approx. Total Internal Area 1301 Sq Ft - 120.87 Sq M  
 (Including Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## welcome to Falkland Avenue, London

- Newly renovated throughout
- 3 Bedroom, 2 bathroom
- Downstairs W/C & Utility Room
- Underfloor Heating
- Freshly Landscaped Garden

Tenure: Freehold

EPC Rating: C

# £750,000



A stunning finish, 3 bedroom, 2 bathroom home located on Falkland Avenue London N11 which is newly renovated to an exceptional standard, close to parks and good schools.

An exceptional 3 bedroom home located on Falkland Avenue London N11, which is fully renovated & converted, and has all the mod-cons you could imagine. From underfloor heating, high-end kitchen & appliances as well as quartz worktops, bifolding doors and many other luxury fixtures and fittings. The property benefits from a large kitchen & dining area opening up to a beautiful garden and a separate lounge.

There are three bedrooms, two bathrooms, downstairs W/C and utility room.

The location provides great transport links, within short walking distance to Arnos Grove and New Southgate stations.

[view this property online](https://www.barnardmarcus.co.uk/Property/NFY107437) barnardmarcus.co.uk/Property/NFY107437



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

NFY107437 - 0002

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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