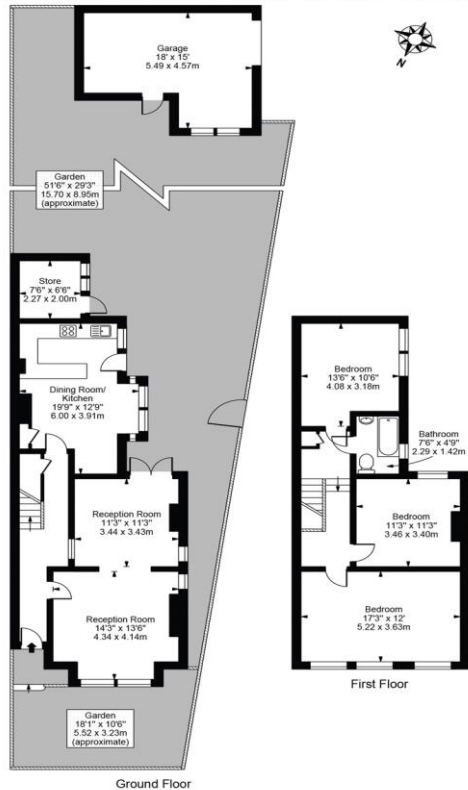




Goldsmith Road, London, N11 3JG

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Approx. Gross Internal Area 1269 Sq Ft - 117.87 Sq M
(Excluding Store & Garage)
Approx. Gross Internal Area Of Store 49 Sq Ft - 4.54 Sq M
Approx. Gross Internal Area Of Garage 226 Sq Ft - 20.96 Sq M



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 Goldsmith Road, London,

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- High Ceilings
- Potential To Extend STPP
- Premium Road

Tenure: Freehold

EPC Rating: E

guide price **£590,000**



This charming end of terrace house boasts exceptionally high ceilings and a wealth of character. Despite the need of modernisation it presents an incredible opportunity for those looking to put their own stamp on a home with massive potential for extension. This house is an ideal canvas for creating a bespoke living space tailored to your vision. Don't miss out on the chance to transform this promising property into your dream home.

Situated in the sought-after area of Friern Barnet, this property benefits from a desirable neighbourhood known for its community spirit and excellent amenities. With convenient transport links, good schools, and a variety of local shops and parks, Friern Barnet offers a perfect blend of suburban tranquillity and urban convenience.

view this property online [barnardmarcus.co.uk/Property/NFY107692](https://www.barnardmarcus.co.uk/Property/NFY107692)



Property Ref:

NFY107692 - 0002

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.

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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