



DAVID
ANDREW

Falkland Road, N8 0NS
£3,000 pcm

DAVID
ANDREW

your
most
valuable
asset

Presenting a captivating three-bedroom apartment with two bathrooms, spanning the first and second floors of a Victorian conversion situated in the sought-after Harringay ladder, a mere 15-minute walk from Turnpike Lane tube station.

Key features of the property include a generously sized reception room boasting large bay windows, a separate fully equipped modern kitchen, a spacious master bedroom with an en-suite on the top floor, two additional double bedrooms, a contemporary fully-fitted family bathroom, gas central heating, wood flooring throughout, ample storage space, and double-glazed windows.

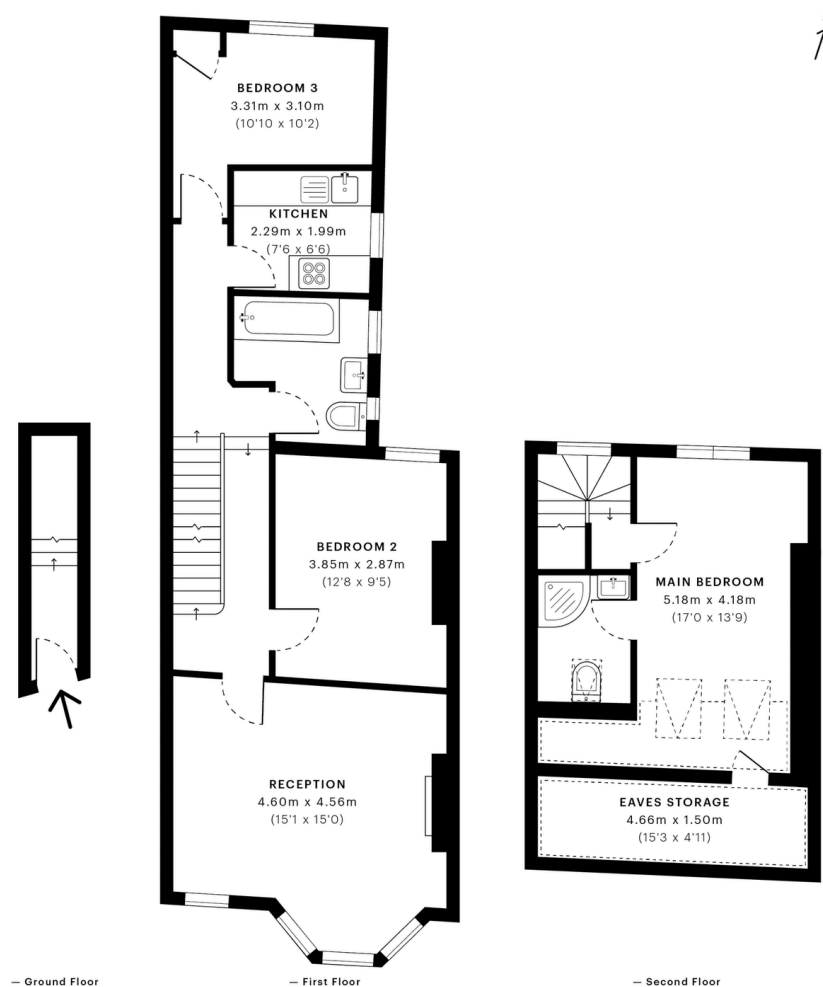
Conveniently positioned near Green Lanes with its diverse range of coffee shops, restaurants, and pubs, this property presents an exceptional rental opportunity. With easy access to transport links, including Manor House, Turnpike Lane, and Harringay BR stations, this furnished property will be available from the 5th of September.

Council Tax band: B, EPC Energy Efficiency Rating: C

- Three Double Bedrooms
- Two Bathrooms
- Separate Modern Fully Fitted Kitchen
- Split Level
- Comprising: 970sqft/90sqm
- Excellent Location
- Moments from the trendy bars & cafes/restaurants of Green Lanes
- Harringay Ladder
- Offered Furnished
- Available 5th of September







Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

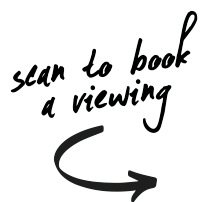
167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



GROSS INTERNAL AREA (GIA)
The footprint of the property
90.05 sqm / 969.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wheelchair, restricted head height
79.78 sqm / 858.74 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.3 m
10.08 sqm / 108.50 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 85.14 sqm / 916.44 sqft
IPMS 3C RESIDENTIAL 80.45 sqm / 865.96 sqft

SPEC ID: 60c9e8c60692aa0d5f5c46cb

has been exercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

