

Farrant Avenue, London, N22 6PG



Guide Price £495,000

Kings Group are delighted to present this two bedroom period property located on Farrant Avenue. This delightful house boasts a spacious through lounge, perfect for entertaining guests or simply relaxing with your loved ones, a modern fitted kitchen and ground floor bathroom. The first floor consists of two double bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Situated in the sought-after Noel Park conservation area, this property offers a fantastic opportunity for those looking to create their dream home. Well Maintained Throughout, this house provides a blank canvas for you to unleash your creativity and design a space that truly reflects your style and personality.

Conveniently located just 0.4 miles away from Wood Green Underground Station on the Piccadilly line, commuting to work or exploring the vibrant city of London couldn't be easier. Whether you fancy a shopping spree in the West End, a leisurely stroll in one of the nearby parks, or a cultural outing to one of the many museums, this property offers easy access to all that London has to offer.

Don't miss out on the opportunity to own this wonderful property in a prime location. Embrace the potential and make this house your own slice of London paradise.





TOTAL FLOOR AREA : 56.0 sq.m. (603 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

