



£535,000

Falkland Avenue, New Southgate, London N11




BRITISH
PROPERTY
AWARDS
2021
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET

 **2** Bedrooms
  **1** Bathroom

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TWO BEDROOM TERRACED HOUSE with Fitted Kitchen Diner, Double Bedrooms & South Westerly Facing Rear Garden. With easy access to Arnos Grove Tube & New Southgate Train Station & Shopping Facilities. OFFERED CHAIN FREE

This 2-bedroom terraced house is situated on Falkland Avenue in the peaceful area of New Southgate, London. The property offers a practical layout with two double bedrooms, a bathroom, and two reception rooms. The open-plan kitchen/diner is a key feature, providing a spacious area for cooking and dining. The kitchen is equipped with modern appliances, including a gas hob, oven, and built-in microwave, complemented by ample storage space.

The living area is bright and welcoming, with large windows allowing natural light to flood the space. The reception rooms offer flexibility for various uses, whether as a formal living area or a casual family room. The property also benefits from a westerly facing garden, providing a private outdoor space ideal for relaxation or gardening. Located in a quiet residential area, this home is chain-free, offering a straightforward purchasing process. The local amenities of New Southgate are easily accessible, including shops, schools, and public transport links.

This terraced house is an excellent opportunity for those seeking a comfortable and practical home in a desirable location.

ENTRANCE HALL: 15' 09" x 5' 02" (4.80m x 1.57m) Double-glazed front door, laminated flooring, radiator, coving to ceiling, and under-stairs storage cupboard.

FRONT RECEPTION: 15' 4" x 9' 6" (4.67m x 2.90m) Double-glazed window to the front aspect, laminated flooring, feature fireplace.

KITCHEN DINER: 12' x 14' 10" (3.66m x 4.52m) Double-glazed door to garden, double-glazed window to rear aspect, laminated flooring, coving to ceiling, wall and floor standing kitchen units, gas hob, electric oven, fitted fridge freezer, sunken sink, quartz work tops, radiator.

STORAGE CUPBOARD: 5' 7" x 3' 10" (1.70m x 1.17m) Gas central heating boiler, plumbed for washing machine, plumbed for clothes dryer.

LANDING: Carpet.

BATHROOM: Double-glazed window to rear aspect, heated towel rail, low-level flush water closet, panel bath with mixer tap & wall shower, part tiled walls, wash hand basin with mixer tap in vanity unit, spot lights, extractor.

REAR BEDROOM: Double-glazed window to rear aspect, carpet, coving to the ceiling, radiator.

FRONT BEDROOM: 12' 1" x 15' (3.68m x 4.57m) Double-glazed window to front aspect x 2, radiator, carpet, feature fireplace, coving to ceiling.

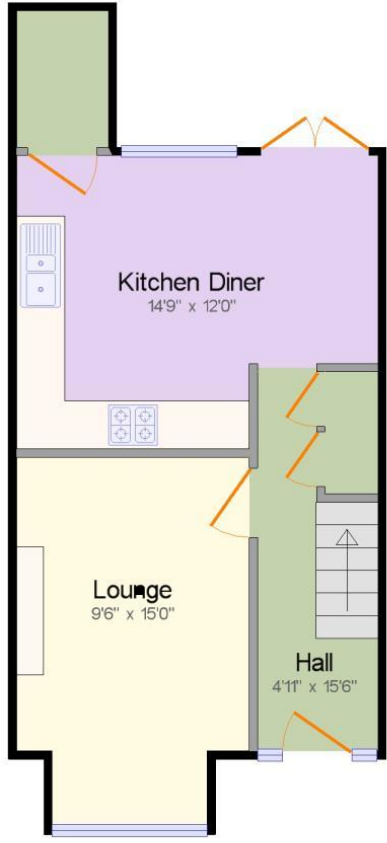
GARDEN: 45' x 15' (13.72m x 4.57m) South westerly facing, mainly laid to lawn, garden shed.

FRONT GARDEN: 14' 8" x 16' (4.47m x 4.88m)

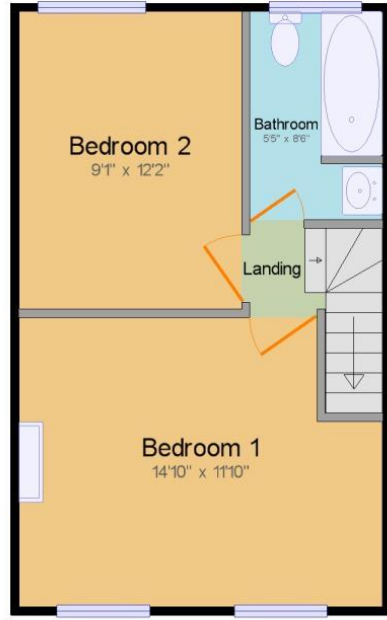


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Ground Floor



1st Floor

Total approx floor area: 762.7 ft² (70.9 m²)
 Ground Floor: 401.1 ft² (37.3 m²)
 1st Floor: 361.7 ft² (33.6 m²)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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