



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

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£535,000

TENURE : FREEHOLD

Falkland Avenue, New Southgate, London N11

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

**2 BEDROOM TERRACED
HOUSE**

OPEN PLAN KITCHEN/DINER

DOUBLE BEDROOMS

QUIET LOCATION

WESTERLY FACING GARDEN

CHAIN FREE

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



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)

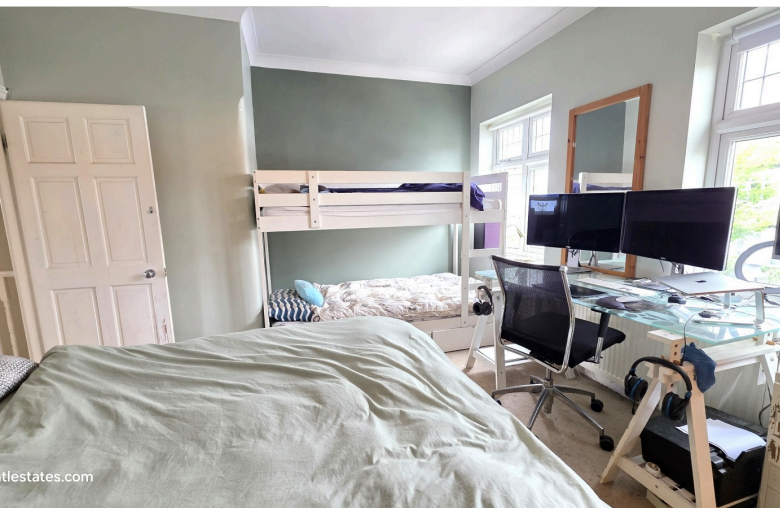
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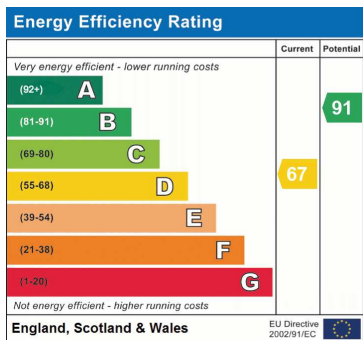
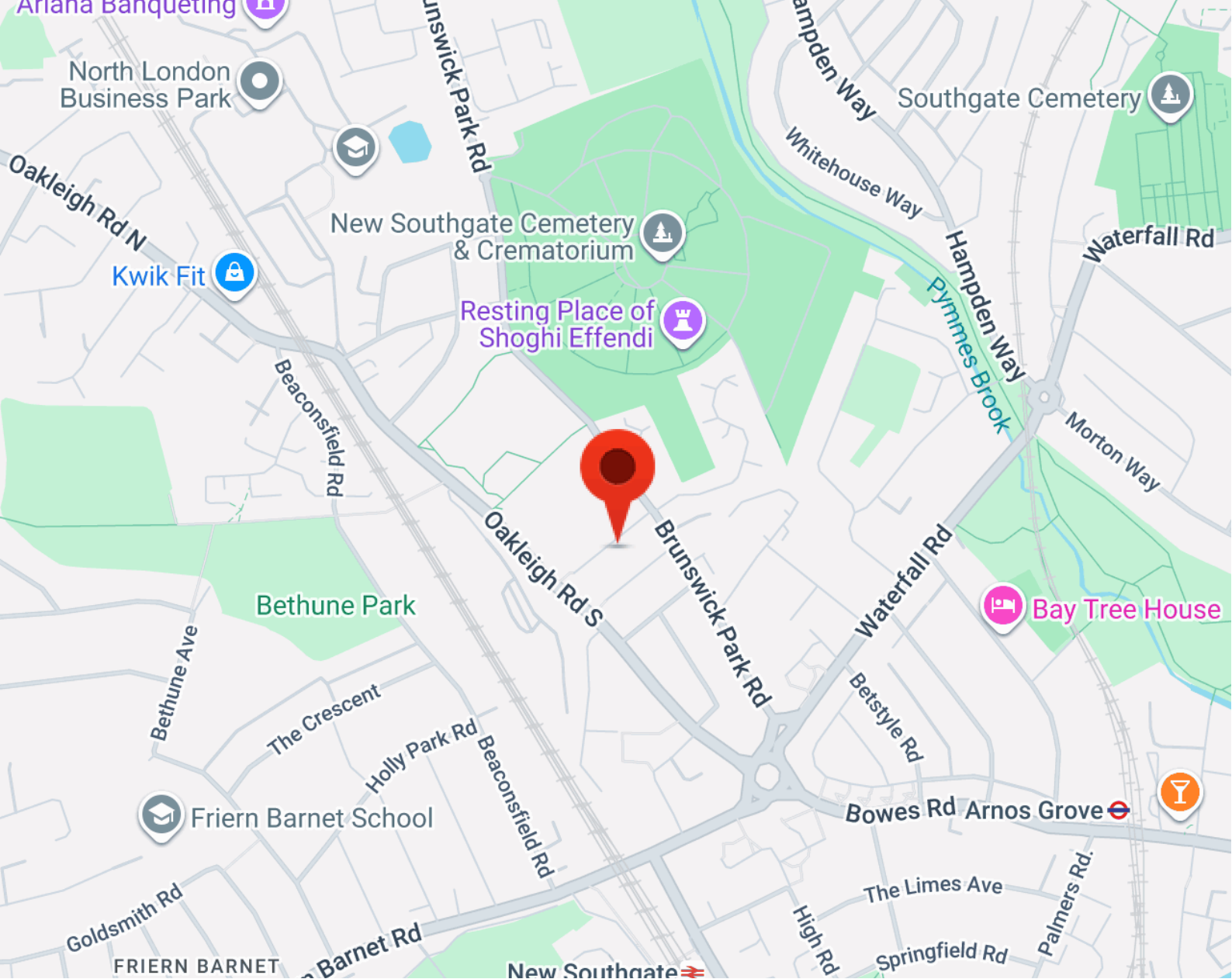




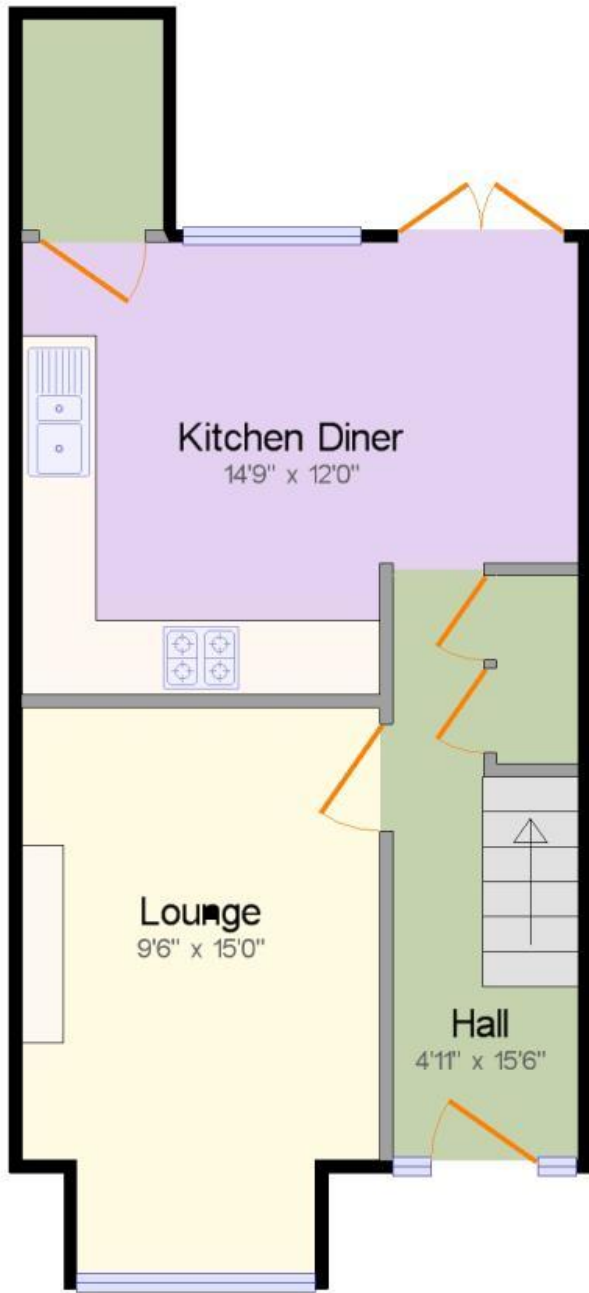


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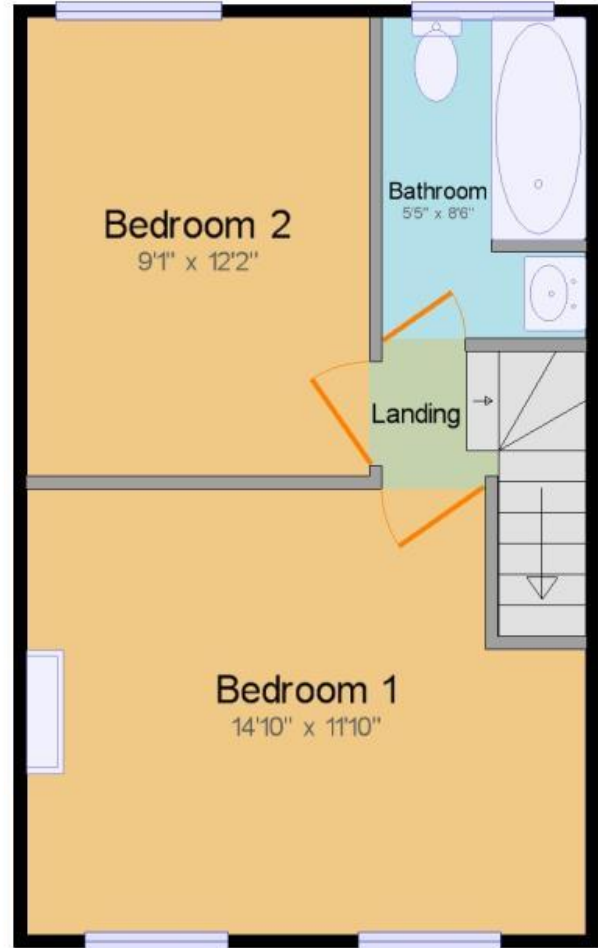




Address: Falkland Avenue, New Southgate, London N11



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)