



Farrant Avenue, N22

£1900 PCM

Stunning and newly refurbished, 2 bedroom mid-terrace house located on a sought after tree lined residential road in the popular Noel Park Estate. Benefits include a spacious open plan reception and dining room, modern integrated kitchen, fitted family bathroom to the ground floor and a private rear garden. Farrant allows access to the many shopping and transport facilities of Wood Green High Road and Turnpike Lane Underground station (Piccadilly Line). The iconic Westbury Gastro Pub and Restaurant (Westbury Avenue) as well as the green open spaces of Belmont Park with access to both Lordship Recreation grounds and Downhill's Park are all close by.

Offered Unfurnished.

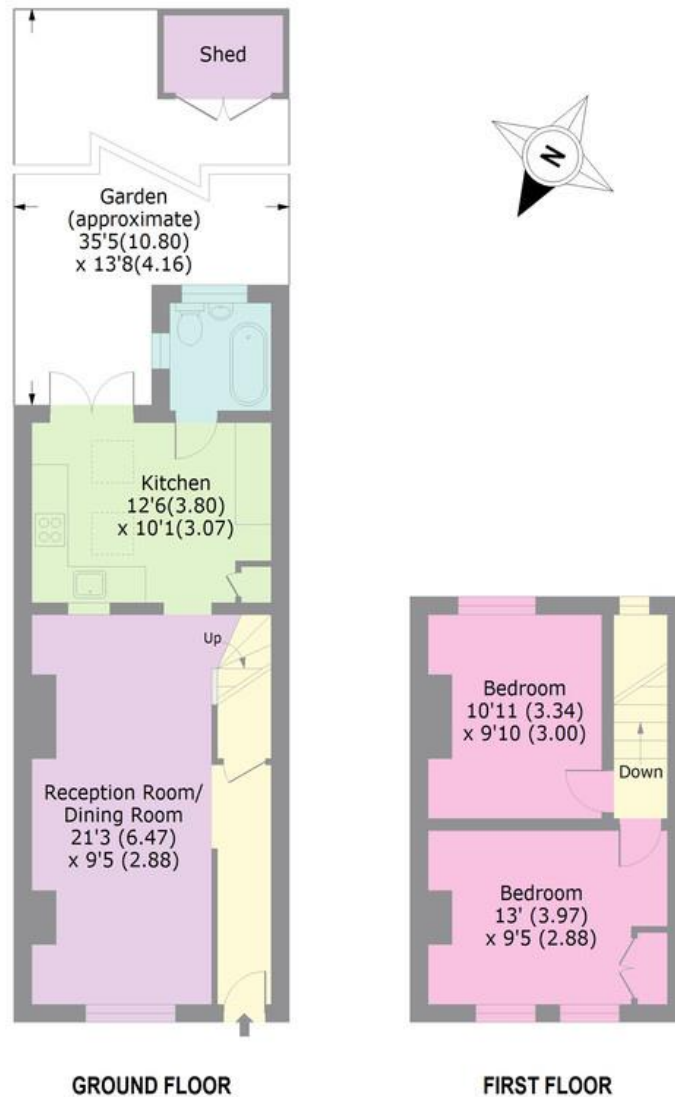
NO HMO LICENCE.

AVAILABLE END OF MAY 2023.



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Approx. Gross Internal Area 734 Sq Ft - 68.2 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Wilkinson Byrne REF: 563057

Date: 9/5/2023



2



Bedrooms

1



Reception

1



Bathroom

Yes



Garden

C



Council Tax Band

Council Tax Band:

C

Energy Efficiency Rating:

65

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