



**Farm Road, London, N21 3HR**

**welcome to**

**Farm Road, London**

Barnfields are delighted to offer for sale this immaculate two bedroom ground floor conversion with its own private rear patio secure and parking space. Located within moments walk of Winchmore Secondary School and Highfield Primary School, plus the excellent array of shops, restaurants and bus routes on Green Lanes, Winchmore Hill station is also a short walk away.

This property has been refurbished throughout to a high standard and must be viewed to be fully appreciated.



### **Communal Hallway**

Leads to the Private Flat Door.

### **Flat Door**

Opens to:-

### **Hallway**

Wood flooring, radiator, large utility cupboard with plumbing for a washing machine and space for a tumble dryer.

### **Bathroom**

Newly fitted with tiled panelled bath with shower above and glass screen, low level WC with concealed cistern, heated towel rail, hand basin with drawer beneath, fully tiled walls and floor, spotlights.

### **Lounge**

24' x 15' 2" ( 7.32m x 4.62m )

A spacious room with wood flooring, double glazed windows with fitted shutters, double glazed French doors opening to rear patio, radiator, open plan to:-

### **Kitchen Area**

Range of fitted wall and base units with toning Quartz worktops, sink and drainer, oven with ceramic hob and extractor above, tiled splashbacks, space for fridge/freezer, dishwasher, double glazed windows to side with fitted shutters.

### **Bedroom One**

15' 3" x 14' 6" ( 4.65m x 4.42m )

Wood flooring, range of bespoke fitted wardrobes and storage, low level lighting, double glazed window to rear with fitted shutters, radiator.

### **Bedroom Two**

11' 2" x 9' 6" ( 3.40m x 2.90m )

Wood flooring, double glazed window to rear with fitted shutters, radiator.

### **Outside**

#### **Private Patio**

An immaculate paved patio area with contemporary glass canopy and two built-in storage sheds, gate opens to:-

#### **Secure Parking**

A secure parking area shared with flat A accessed via double gates from Laburnam Grove.



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# welcome to Farm Road, London

- Two Bedrooms
- Ground Floor
- Private Rear Patio / Terrace
- Secure Gated Parking Space
- Refurbished To A High Standard Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £500,000



Please note the marker reflects the postcode not the actual property

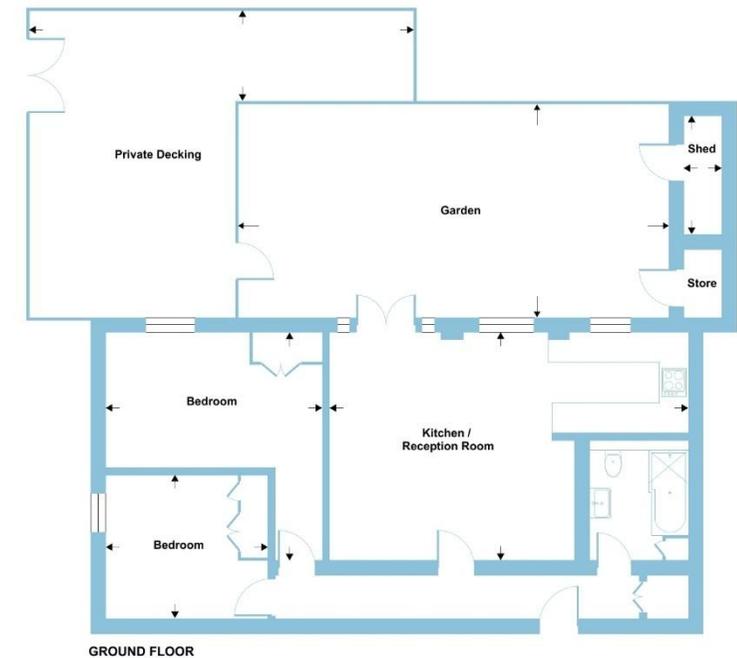
## Farm Road, London, N21

Approximate Area = 741 sq ft / 68.8 sq m (excludes store)

Outbuilding = 20 sq ft / 1.8 sq m

Total = 761 sq ft / 70.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Barnard Marcus. REF: 1425614



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Property Ref:  
ENF105765 - 0002

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