



162 Farrant Avenue, N22 6PG

£450,000 FREEHOLD

Wilkinson Byrne Estate Agents are excited to offer for sale this very well presented two bedroom terraced house sited on the ever popular Noel Park Estate. The property offers access to Wood Green Underground Station and Wood Green High Road with its Cinema and vast array of shops and restaurants.

The current vendors have modernised to a very good standard to include a well fitted modern kitchen and an impressive ground floor bathroom. There is also a sunny South East facing rear garden.

T: 0208 888 0022 E: turnpikelane@wilkinsonbyrne.com W: www.wilkinsonbyrne.com



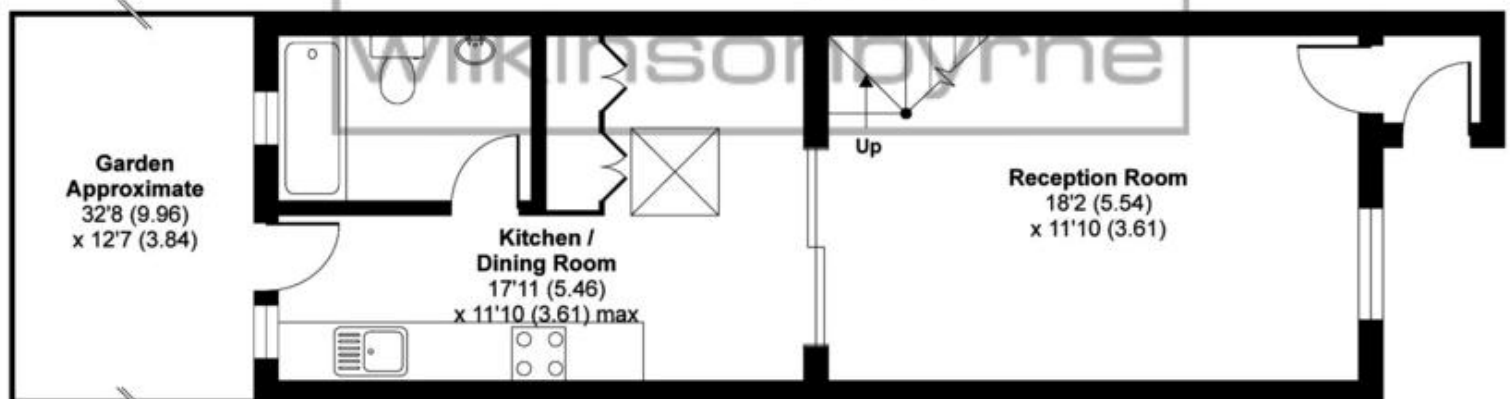
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Farrant Avenue, London, N22

APPROX. GROSS INTERNAL FLOOR AREA 666 SQ FT 61.8 SQ METRES

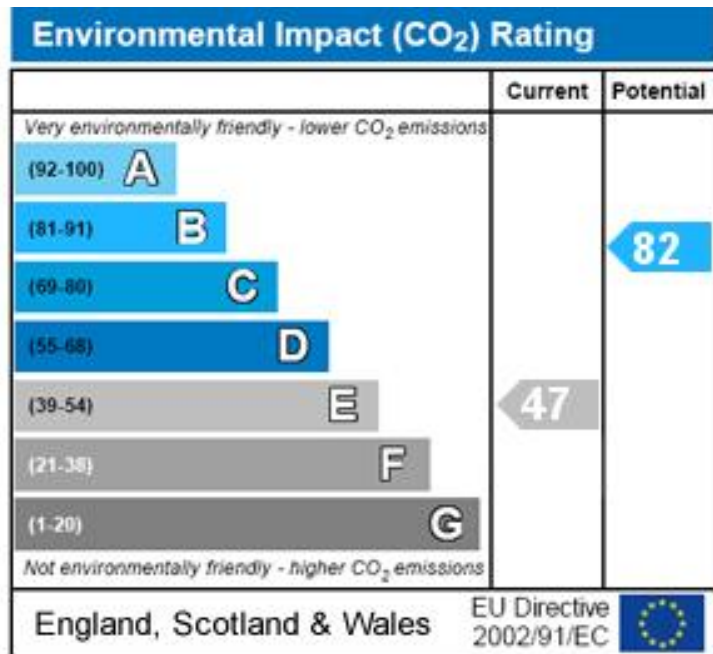
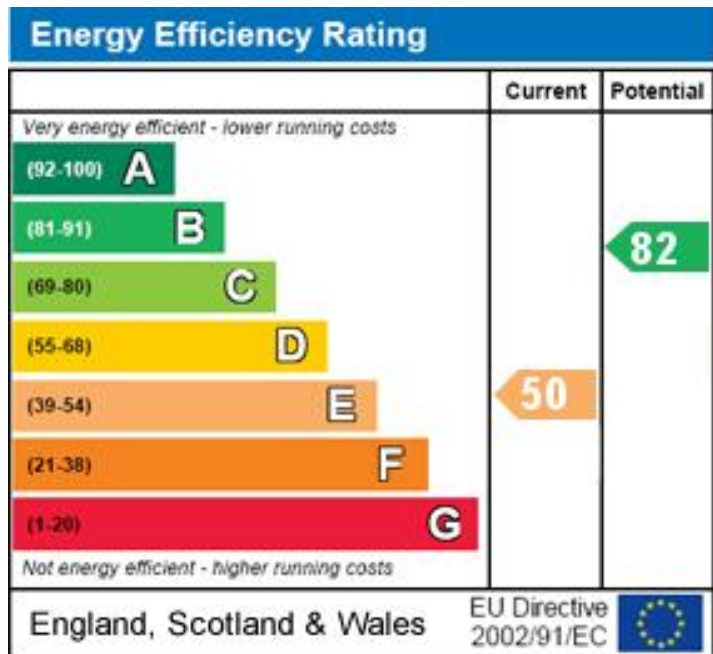
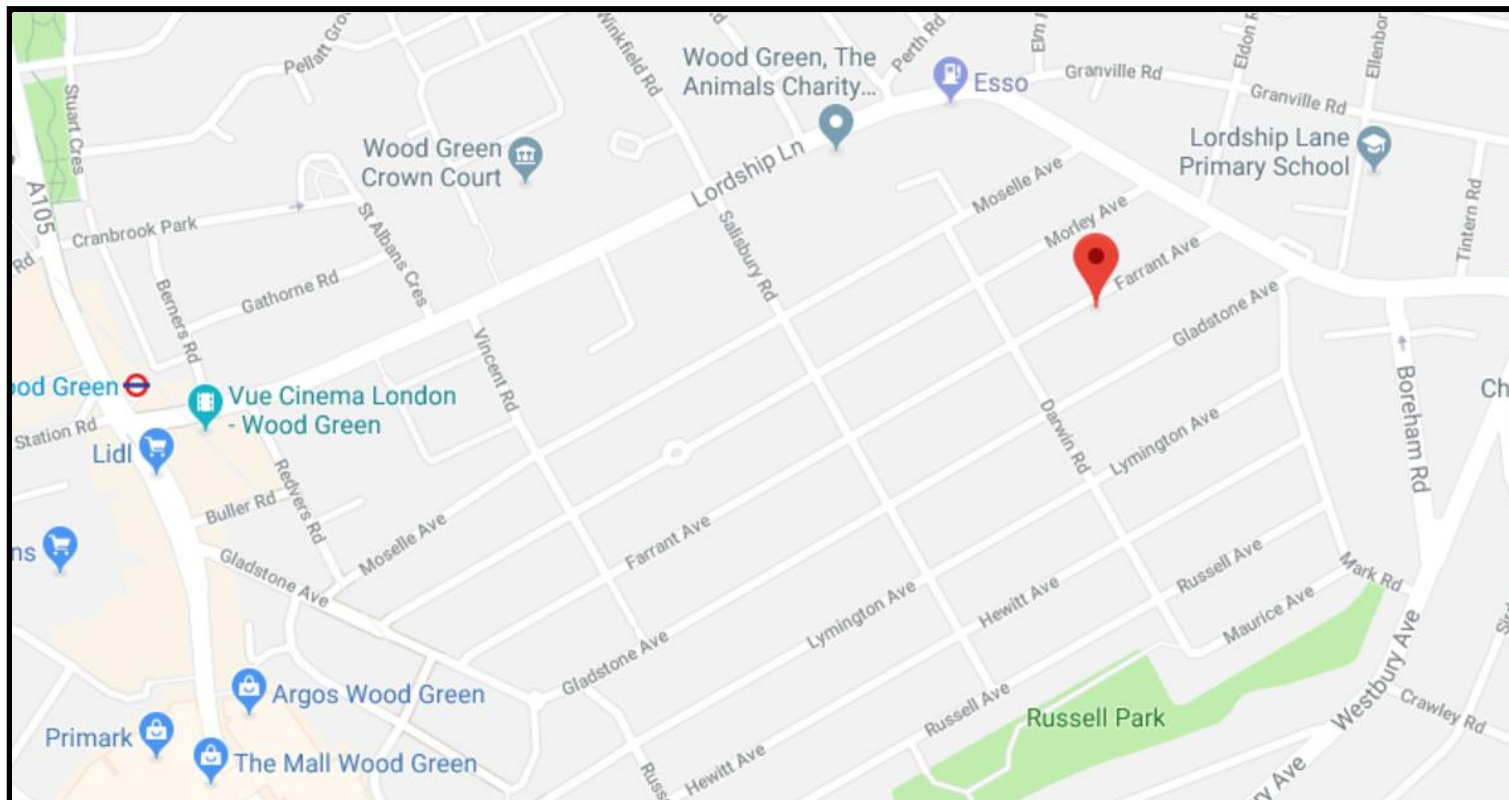


FIRST FLOOR



GROUND FLOOR

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.



Bounds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900
boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022
turnpikelane@wilkinsonbyrne.com