



Falmer Road, London, N15 5BA

Offers In Excess Of £450,000

KINGS GROUP are delighted to present this FOUR bedroom, SPLIT LEVEL maisonette located in the south Tottenham area.

The property is currently occupied by tenants who keep the property in good condition and maintained a good standard of towards the property presentation.

The property comprises of a 11Ft Lounge, 9'6 x 7'4 fully fitted kitchen and four DOUBLE bedrooms. The property also boasts a SHOWER ROOM AND A BATHROOM and gas central heating (Untested). Other benefits include a LARGE private rear garden and OFF STREET PARKING.

EPC Rating: C

Total Floor Area: 95SqM

Falmer Road is set in the heart of the sought after SOUTH TOTTENHAM area, filled with leafy roads and parks, excellent school catchments such as Chestnut and Belmont Primary school, moments from St Ann's Road and a short distance to Haringey's vibrant Green Lanes. The property is situated centrally to both Wood green High Street and Haringey shopping area's. as well as restaurants, cafe's and other services.

Transport Links can also be found locally, from TURNPIKE LANE & WOOD GREEN UNDERGROUND STATIONS as well as multiple bus routes.

- FOUR Bedrooms Maisonette
- SPLIT LEVEL OVER 1ST AND 2ND FLOORS
- EPC Rating: C
- Share Of Freehold
- Private Entrance
- Off Street Parking
- Total Floor Area: 95SqM
- Bathroom and Shower Room
- Large Rear Garden
- Excellent Transport Links

Entrance Hall

Reception Room
11'9 x 9'7 (3.58m x 2.92m)

Kitchen
9'6 x 7'4 (2.90m x 2.24m)

Bedroom Two
12'5 x 10'2 (3.78m x 3.10m)

Bedroom Four
9'4 x 9'2 (2.84m x 2.79m)

Bathroom

SECOND FLOOR LANDING

Shower Room

Bedroom One
16'9 x 10'10 (5.11m x 3.30m)

Bedroom Three
13'11 x 11'9 (4.24m x 3.58m)

Rear Garden



GROUND FLOOR



SECOND FLOOR (EXCLUDING EAVES) 411 SQ FT / 38.2 SQ M



APPROXIMATE GROSS INTERNAL AREA
986 SQ FT / 91.6 SQ M