



## Farrant Avenue, London, N22 6PG

£514,995



Cole Harding welcomes this amazing two bedroom Victorian terrace located in the popular area of Wood Green Noel Park.

The property offers open plan living area, modern fitted kitchen leading to a 50ft rear garden, Bathroom and two double bedrooms.

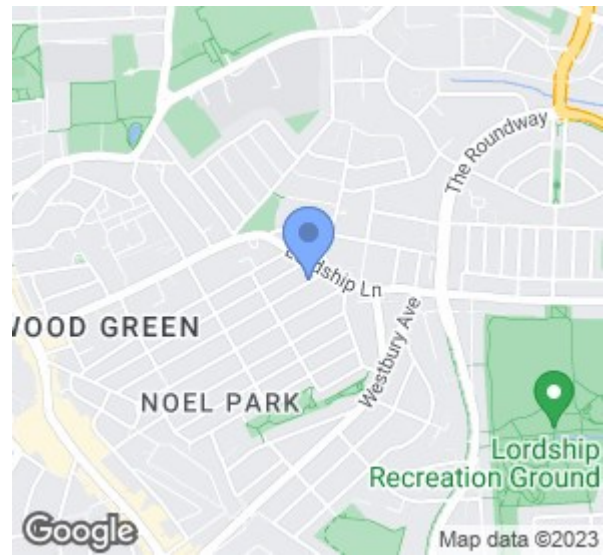
The property is ideally situated in the popular Noel Park conservation area, located close to the outstanding Noel Park Primary School offering access for the vibrant Wood Green shopping area with all its bars and restaurants and with easy access to both Wood Green and Turnpike Lane Underground Station.

Vendor comments "We have loved living here for the last five years and have good friends on this street and surrounding area. Due to the great choice of primary schools there are lots of families with young children about including our lovely neighbors. It's easy to get into town being so close to the Piccadilly line but also we all have bikes so cycle together to many of the large local parks including Lordship Rec, Downhills and Alexandra Palace. "

- Victorian Mid Terrace
- Two double bedrooms
- Large open plan Living room
- Modern fitted kitchen
- 50ft private rear garden
- Excellant condition throughout
- Catchment for Noel Park Primary school
- Close to Wood Green tube station
- Close to Wood Green shopping center
- Close to local parks

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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