



Farndale Avenue, N13 5AJ

£399,995 LEASEHOLD

A well-presented two-bedroom, two-bathroom maisonette with its own private garden, positioned on the ever-popular Farndale Avenue in Palmers Green. Recently renovated throughout, the property offers a stylish and spacious interior designed for modern living, making it an excellent choice for buyers at any stage. At the heart of the home is a bright open-plan living space, incorporating a contemporary kitchen fitted with quality finishes, underfloor heating, and a triple-glazed skylight that can be opened for added ventilation. Bifold doors create a seamless connection to the garden, enhancing the sense of space and light. The accommodation includes two comfortable bedrooms. The principal bedroom features underfloor heating, while the second bedroom is complemented by its own en-suite shower room. The bathrooms have been designed with a sleek, modern look and finished to a high standard. Further benefits include a chain-free sale.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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.

Farndale Avenue, London, N13

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale

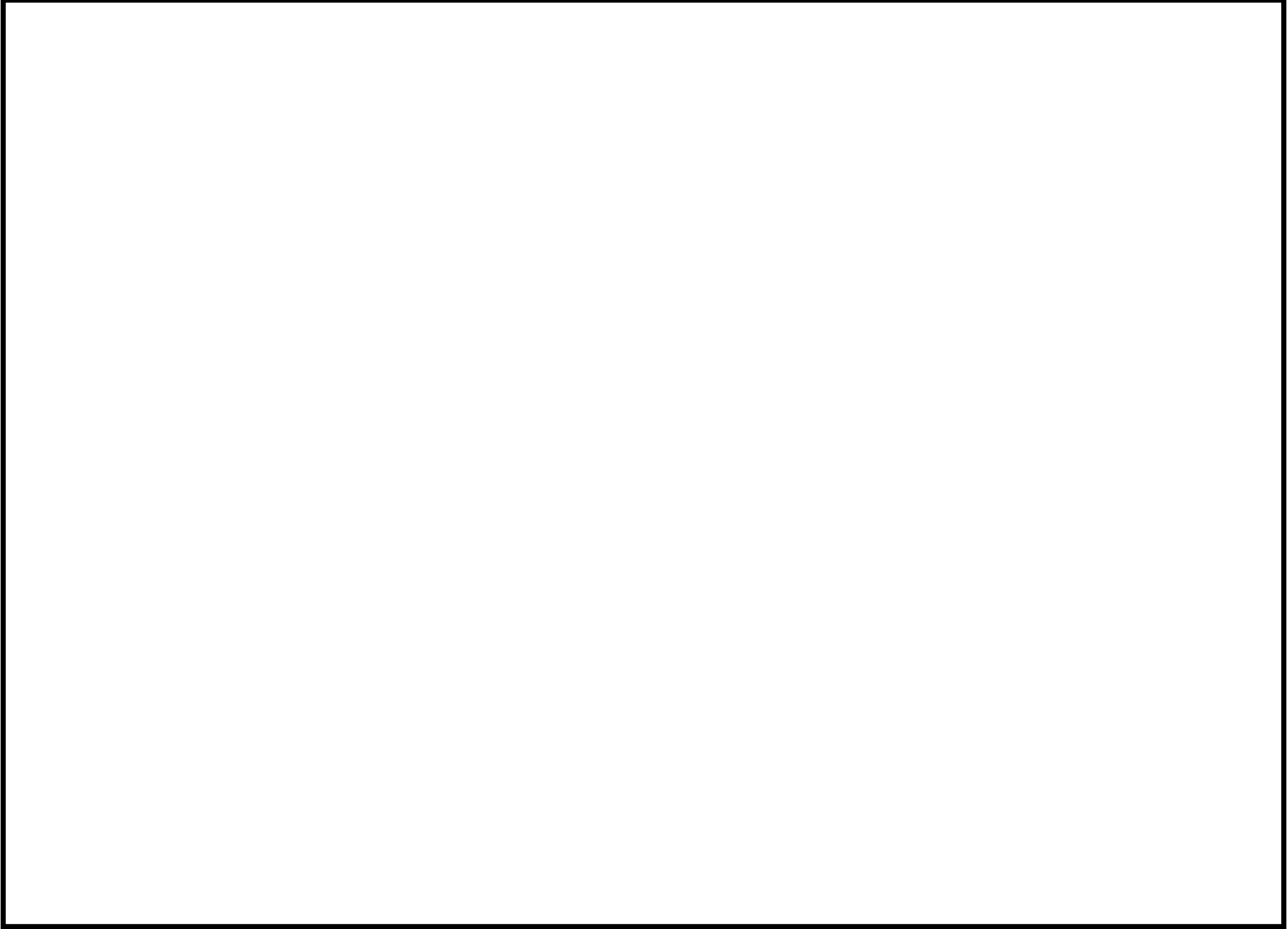


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Wilkinson Byrne. REF: 1439001





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