



VINSON HOUSE, CRANSTON ESTATE, LONDON, N1
£400,000 LEASEHOLD

SPACIOUS 770 SQ FT TWO BEDROOM FLAT IN SOUGHT-AFTER CRANSTON ESTATE

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

Positioned within the sought-after Cranston Estate, this bright and well-proportioned two-bedroom apartment in Vinson House offers approximately 770 sqft of internal living space, perfectly suited for first-time buyers, professionals, or investors alike.

Located on the second floor, the property features a spacious separate living room and kitchen, creating a practical layout ideal for both entertaining and everyday living. The east-facing private balcony enjoys excellent morning light and provides a peaceful outdoor retreat overlooking the estate.

Both bedrooms are generous doubles with ample space for storage and home working, while the bathroom is well-appointed and conveniently located off the hallway. Large windows throughout allow for an abundance of natural light, enhancing the sense of space across the flat.

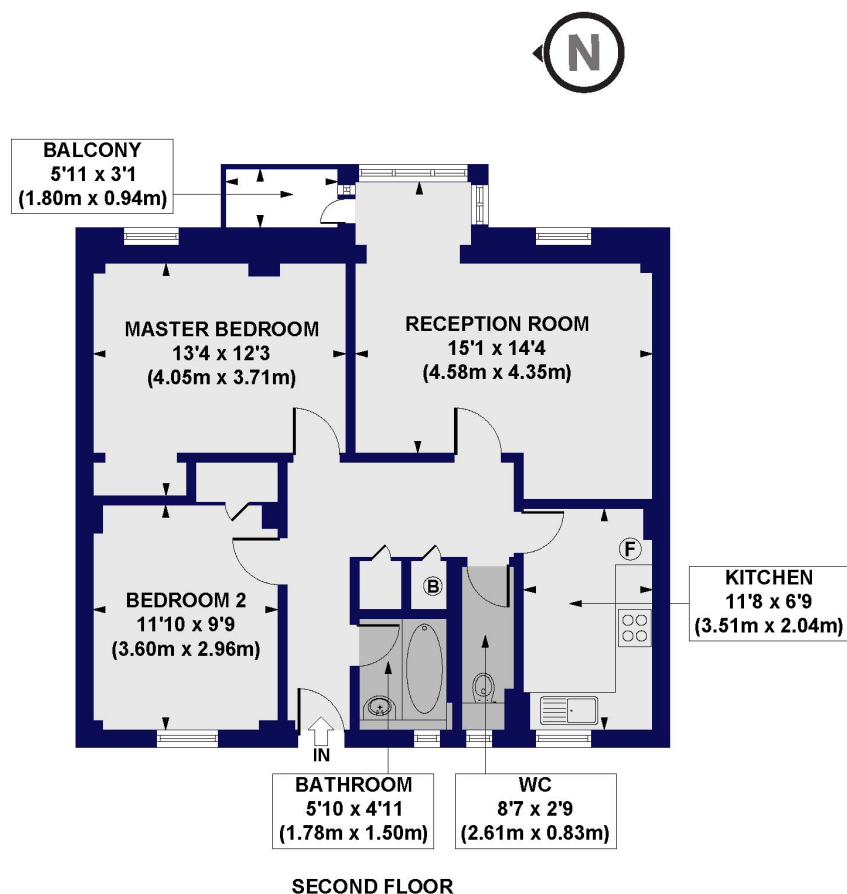
Vinson House is superbly positioned on the borders of Hoxton, Old Street and Islington, placing residents within easy reach of some of East London's most vibrant neighbourhoods. Shoreditch's renowned restaurants, cafés, bars and creative hubs are moments away, while Upper Street offers an array of boutiques, theatres and independent eateries. Excellent transport connections from Old Street, Hoxton and Angel stations provide quick access across the City, Canary Wharf and the West End, making this an exceptionally convenient location for commuters and city living alike.

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Vinson House, Cranston Estate, N1
Approx. Gross Internal Floor Area 769 sq. ft / 71.45 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO160202>

Tenure: Leasehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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