



CRANLEY GARDENS, N13
OFFERS OVER £550,000 LEASEHOLD

**A IMPRESSIVE THREE-BEDROOM SPLIT-LEVEL FLAT BOASTING
 LIGHT AND SPACIOUS ACCOMMODATION, LOCATED IN EASY
 REACH OF PALMERS GREEN STATION.**

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DESCRIPTION:

An exceptionally spacious three-bedroom, split-level first-floor flat in a desirable location within easy reach of Palmers Green rail station (to Moorgate) and the shopping amenities on Green Lanes. You will also find a wealth of open spaces nearby, including Broomfield and Grovelands Parks.

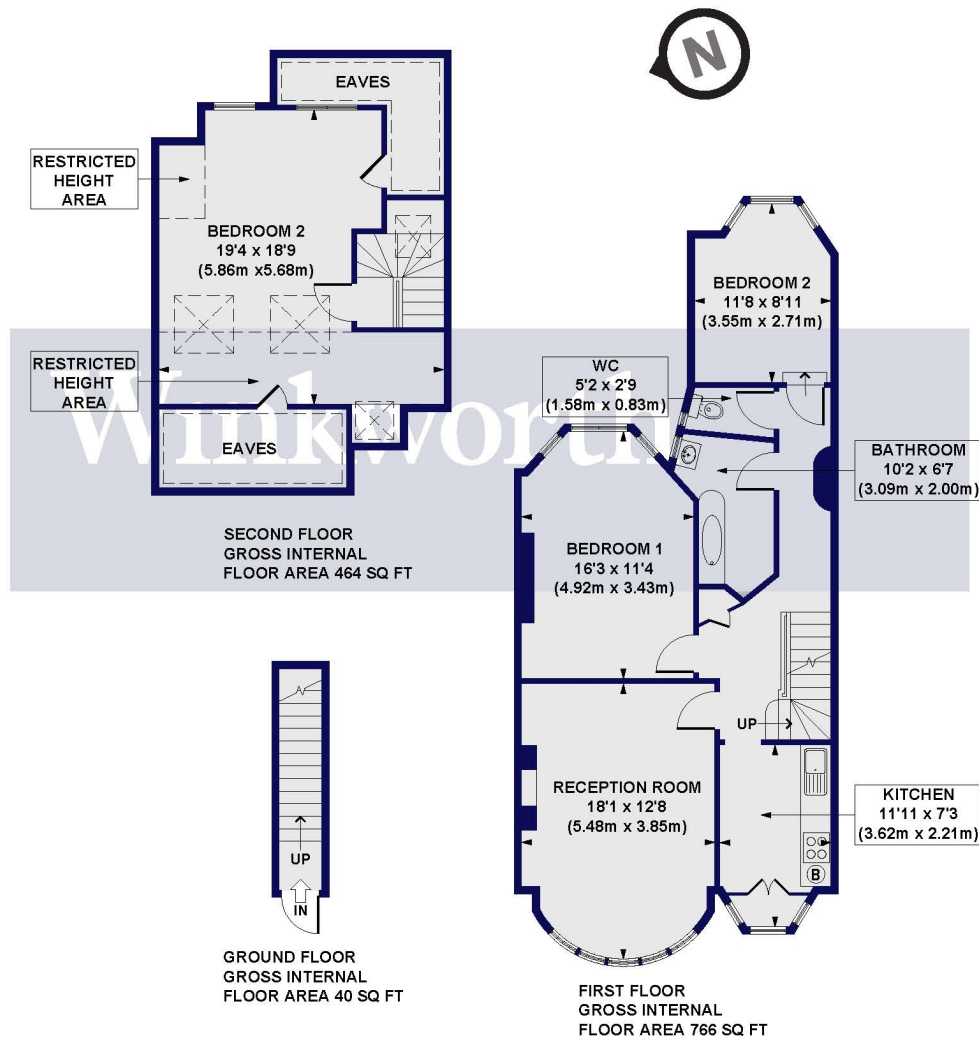
The property boasts a total floor area of 1,270 sq ft, featuring light and airy accommodation with high ceilings. A spacious landing on the first floor leads to a generously sized 18'1" x 12'8" living room at the front of the flat, with a wide round bay window and an alcove housing a wood burner. The room also enjoys stripped wood flooring that continues onto the landing, adding character to the interior. You will also find a kitchen, a contemporary-style bathroom complete with a freestanding bath, a separate WC, and two well-proportioned bedrooms—also with stripped wood flooring. The loft has been converted into an impressive 19'4" x 18'9" third bedroom with dual-aspect windows and generous eaves storage. The vendor has informed Winkworth that a new roof was installed in the summer of 2024, benefitting from a 25-year warranty. Outside, the property benefits from a front garden. Offered for sale with a remaining lease term in the region of 184 years.

We highly recommend an internal viewing to fully appreciate the space and natural light this wonderful flat offers.



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Approx. Gross Internal Floor Area 1270 sq. ft / 118.05 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1030 sq. ft / 95.70 sq. m (Excluding Restricted Height Area & Eaves)



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 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		
55-68	D	67 D	72 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: In the region of 184 years (185 years from 11th October 2024)

Service Charge: £0

Ground Rent: £0

Council Tax: London Borough of Enfield – Band D

All figures that are shown were correct at the time of listing.

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