



## 5 56 CRANBROOK PARK LONDON, N22 5NA

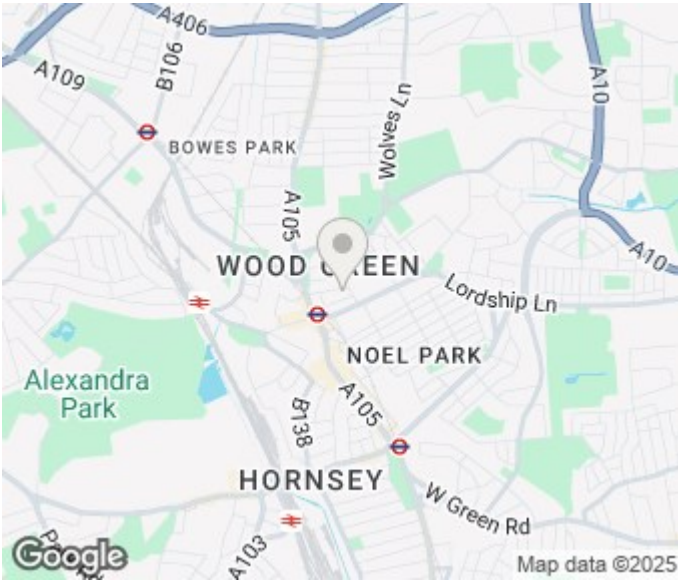
**£1,250 PER MONTH**

**ALL BILLS INCLUDED** - Spacious first floor studio apartment just moments from Wood Green Station. The property offers a studio room with an en-suite shower and an open plan kitchen. The property offers ample storage space and is perfectly located.

The property is superbly located for local transport links such as Wood Green station (Piccadilly) and Alexandra Palace station. The property is also very well located for catchment areas for local schools, which include but are not limited to: St Michaels Primary School and St Pauls Catholic Primary School.

Available 6th May 2025 on a furnished or unfurnished basis.

**Hemmingfords**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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