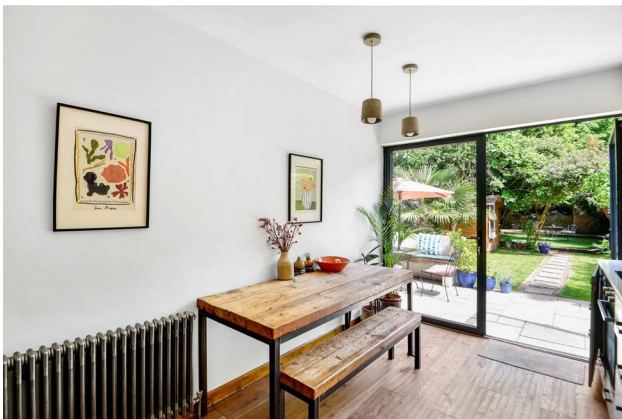


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**Cranwich Road, London, N16**

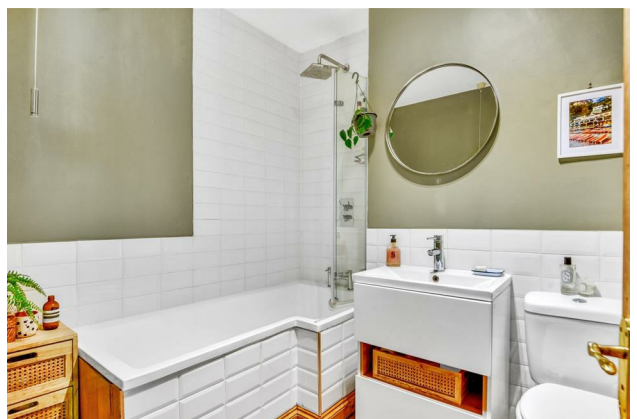
**Price £700,000**





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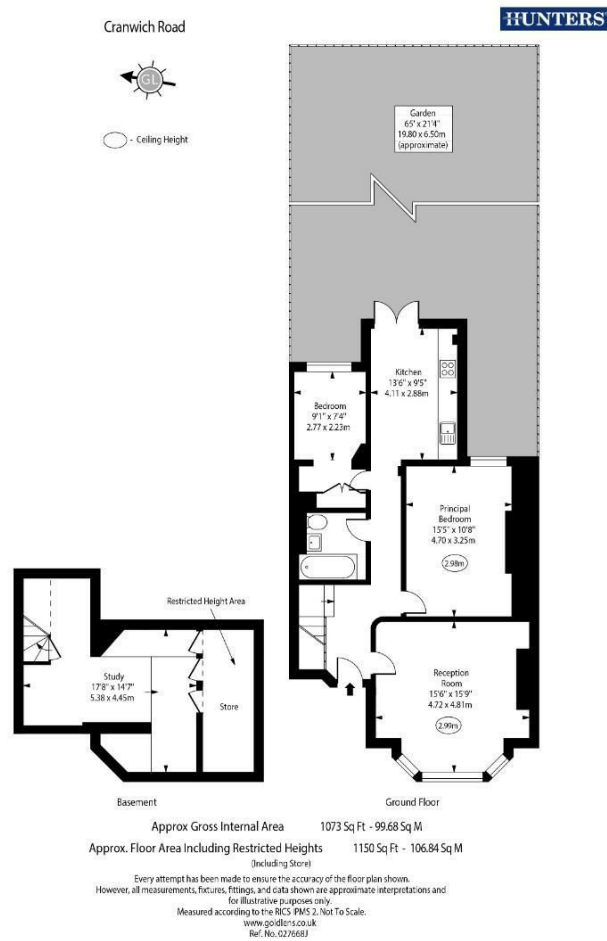
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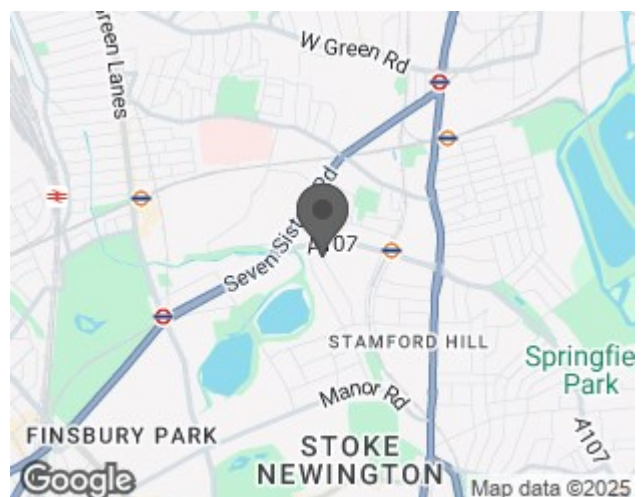
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## EPC

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

## Map



## Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Reception: 1  
Tenure: Leasehold



Rarely available on the market, this charming two-bedroom period conversion occupies the ground floor and offers over 1,070 sq. ft. (99 sqm) of well-appointed internal space. Boasting a bay-fronted reception room, separate kitchen, and a beautifully maintained private garden extending approximately 65 feet (20 metres), the property is presented in excellent condition throughout and also benefits from a spacious cellar.

Viewings are available by appointment only. The property features a stunning bay-fronted reception room with an abundance of period charm, including a feature fireplace, ornate cornicing and ceiling rose, original skirting boards, and wide wooden floorboards. The separate kitchen/diner opens through double doors onto the generous private rear garden, perfect for entertaining or relaxing. The master bedroom continues the period theme with original floorboards, detailed skirting, and a decorative ceiling rose. There is also a further double guest bedroom, a luxurious modern bathroom, and access to a large cellar offering excellent storage.

Cranwich Road is a quiet residential street in the sought-after Stamford Hill area. Just a short walk from the Woodberry Wetlands Nature Reserve, the property is also conveniently located near the vibrant bars, restaurants, and coffee shops of Stoke Newington Church Street, with several local parks nearby. A range of local amenities are within easy reach, including supermarkets, independent corner shops, cafés, a Post Office, ATMs, dry cleaners, GP practices, and popular leisure spots such as the Castle Climbing Centre and the West Reservoir Water Sports Centre.

Excellent transport links include Manor House Underground Station (Piccadilly Line), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines), and numerous bus routes offering quick access to the City and West End.

## Features

• Period conversion • Two bedrooms • Sole use of 65 foot (20 meter) garden • Excellent condition throughout • Bay fronted reception room • Modern bathroom • Period features throughout • Quiet street • Close to Woodberry Wetlands • Close to transport links