



Granita Court Cross Lane, London N8 7GD

welcome to

Granita Court Cross Lane, London

A wonderful opportunity to acquire this exceptional two double bedroom, two bathroom, modern apartment, benefiting from a private terrace and allocated, gated car parking space.

The flat is situated on the third floor of this secure, modern development with lift and well maintained communal garden. The flat offers wonderful open plan living, benefiting from a large living/dining space with modern kitchen, high end appliances and access onto a private terrace. There is a master bedroom with walk in wardrobe and en-suite bathroom, further double bedroom, further bathroom and ample storage throughout. The flat is offered in excellent condition and early viewings are recommended.

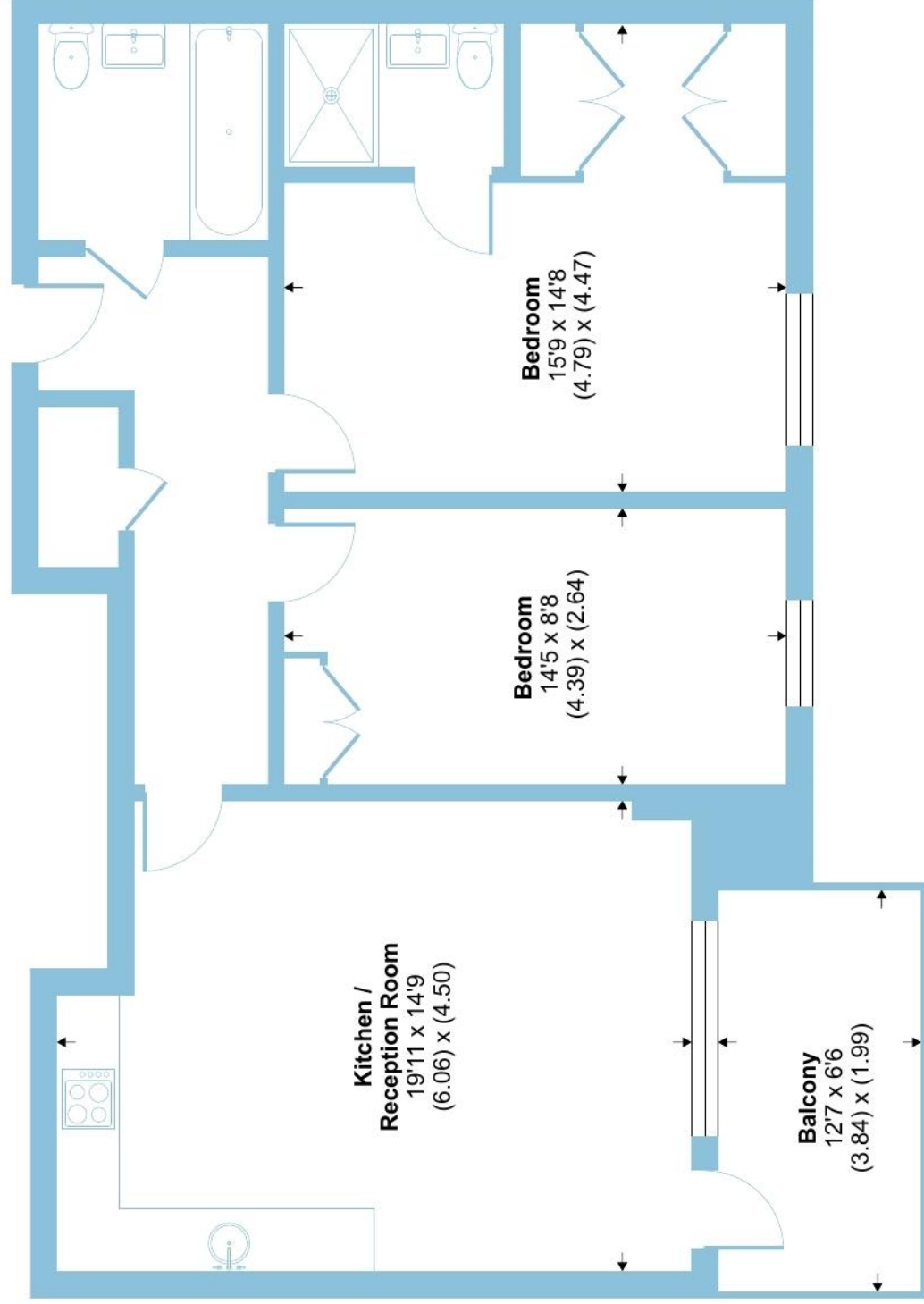
Situated within easy access to the many amenities of Crouch End Broadway and Hornsey High Street. Transport links are provided by various bus routes and Hornsey mainline station. The iconic Alexandra Palace and Priory Park are both close by.



Cross Lane, London, N8

Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Barnard Marcus. REF: 1243465

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- Modern development
- Two double bedrooms
- Two bathrooms
- Private parking space
- Private terrace

Tenure: Leasehold EPC Rating: B

Ground Rent: £450 Service Charge: £2,520

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105927



Property Ref:
MUH105927 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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