



Cunard Crescent, London

£1,850 Per Calendar Month

Havilands

the advantage of experience



- ****Available 19th May 2025****
- ****Minimum Employed Income: £55,500/year****
- Two Bedroom, Two Bathroom Apartment
- Ground Floor
- Residents Parking
- Communal Gardens backing on to New River
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Grange Park Primary School
- Within Catchment of Latymer & Edmonton County Schools
- Unfurnished



****AVAILABLE FROM 19TH MAY 2025****

Havilands are pleased to offer To Let, this TWO BEDROOM APARTMENT located on Cunard Crescent, N21. Positioned on the GROUND FLOOR of Braikenridge House, the property offers 774sqft of living space and is comprised of: Two double bedrooms with en-suite to the master bedroom, family bathroom, kitchen and spacious lounge/diner. Available from 19/05/2025, the property is offered unfurnished and also benefits from resident's parking and communal gardens backing onto the New River.

The property is conveniently located with Grange Park Mainline Station within walking distance offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink Services. Additionally, the property is within the catchment area of good local schools including Grange Park Primary School as well as Latymer & Edmonton County Schools.

Within easy reach of the property are a number of local shops and amenities along Avenue Parade & Bush Hill Parade with larger stores including Waitrose and Sainsburys supermarkets a short drive away (approx 5 mins). To arrange a viewing, please get in touch.

Property Information:

Minimum Employed Income: £55,500/year

Local Authority: Enfield Borough

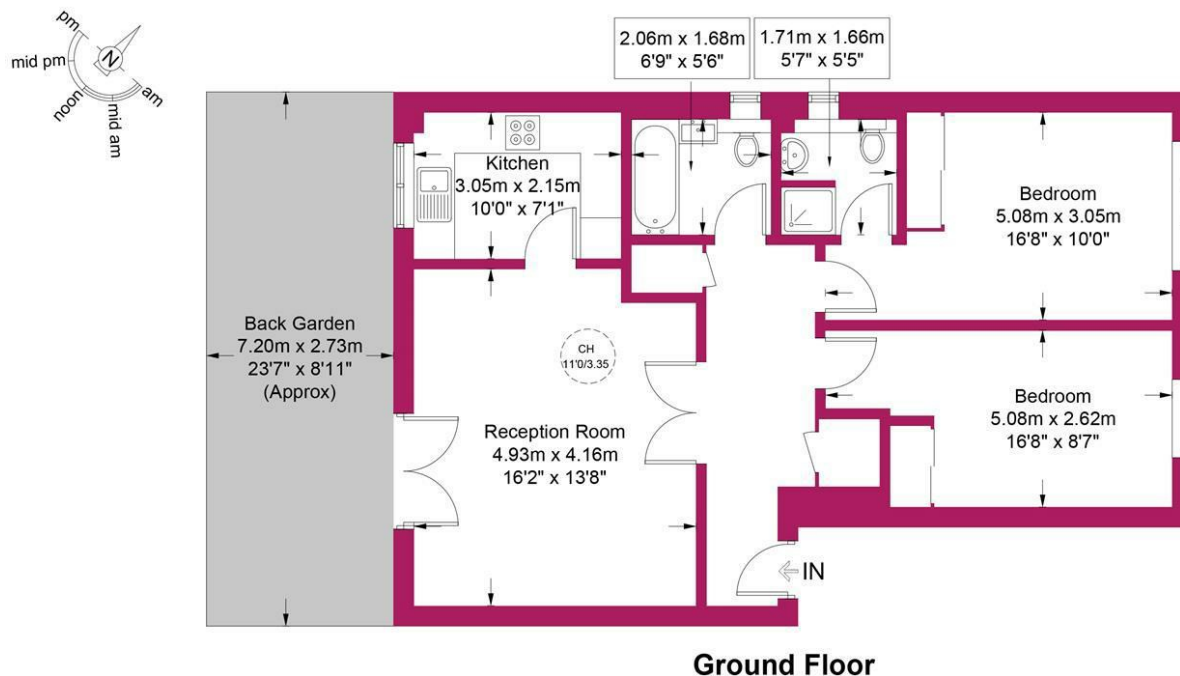
Council Tax: Band E (£2644.91 25/26)


EPC Rating: Current 73(C); Potential 76(C)

For more images of this property please visit havilands.co.uk

Braikenridge House, N21

Approximate Gross Internal Area = 774 sq ft / 71.9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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 	

Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



havilands | 02088866262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience