



ASKING PRICE

£590,000 Leasehold
Canning Crescent

London, N22 5BF

PROPERTY SUMMARY

Welcome to this beautifully presented and contemporary flat located on Canning Crescent in the vibrant and sought-after area of London N22. Stylishly designed with modern living in mind, this impressive property combines a fresh, sophisticated feel with the comfort and practicality needed for everyday life, making it an ideal home for modern city living.

The flat boasts a well-designed layout, featuring a spacious reception room that provides the perfect setting for relaxing, socialising and entertaining guests. The contemporary finish throughout gives the property a bright, polished and welcoming atmosphere, while the generous proportions ensure there is plenty of space to enjoy.

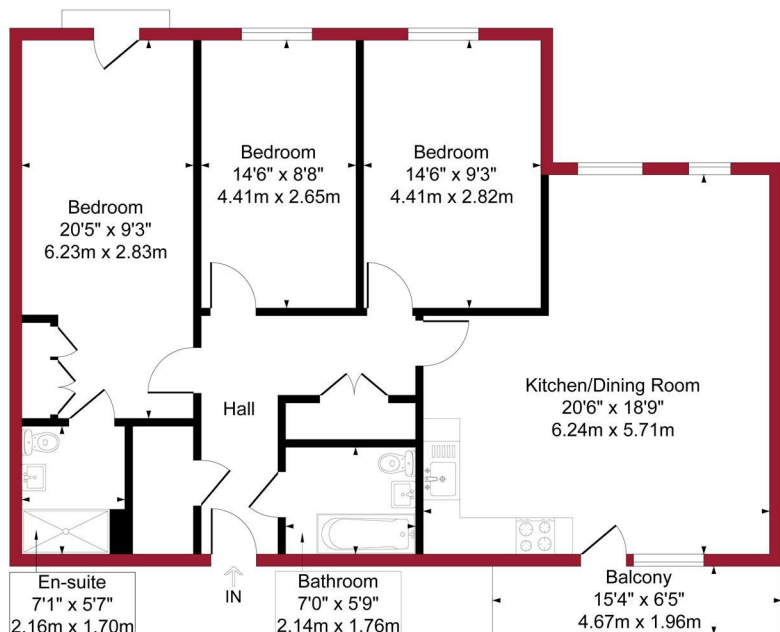
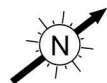
The accommodation comprises three comfortable bedrooms, offering excellent flexibility for families, professionals or those looking for additional space for guests, a home office or hobbies. Two modern bathrooms provide added convenience, helping the property cater effortlessly to the demands of a busy household.

Situated in a lively and well-connected neighbourhood, the flat benefits from easy access to a fantastic range of local amenities, green spaces and excellent transport links. It offers the perfect balance of contemporary comfort and convenient city living, providing residents with a stylish and peaceful retreat while keeping the excitement and attractions of London close at hand.

With its modern presentation, versatile accommodation and enviable location, this is a fantastic opportunity to secure a home that feels both contemporary and comfortable. Whether you're looking for a stylish base in London or a spacious property that can adapt to your lifestyle, this impressive flat is well worth viewing. Don't miss the opportunity to make this modern property your new home.





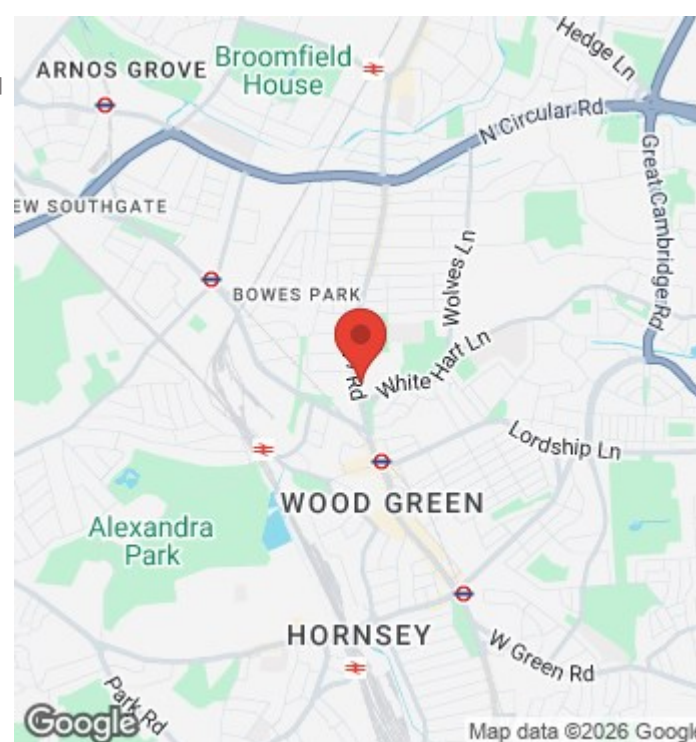


Second Floor

Transport: Wood Green benefits from excellent transport connections, making it a highly convenient location for commuters and residents. Wood Green Underground Station provides direct services on the Piccadilly Line into Central London, including King's Cross, Leicester Square and the West End, as well as direct connections towards Heathrow Airport. Alexandra Palace and Bowes Park railway stations are also within easy reach, providing additional services towards Moorgate and central London. A comprehensive network of local bus routes further connects Wood Green with surrounding areas including Palmers Green, Muswell Hill, Crouch End and Enfield.

Shopping & Leisure: Wood Green offers an extensive choice of shops, cafés, restaurants and everyday amenities, centred around the popular High Road and The Mall Wood Green. The area provides a vibrant mix of high-street retailers, independent businesses and leisure facilities, while nearby Alexandra Palace and its surrounding parkland provide an impressive setting for recreation, walking and outdoor pursuits. The wider area also benefits from a variety of cafés, restaurants and local amenities, creating a lively and well-connected community.

Directions to Our Office: Our office is conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and-display parking along Green Lanes and nearby.



Flat

Leasehold

Council:

Council Tax Band: D

Lease Remaining: 117 years

Service Charge: £3600.00 per year

Ground Rent: TBC

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



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081
www.castles.london

