



PROPERTY SUMMARY

For licensing purposes, maximum of two occupants only. Nestled in the charming Cranbrook Park, Wood Green this cosy flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom boasting ample fitted storage, this property is ideal for individuals or couples seeking a cosy living space in a vibrant part of London.

The rent is inclusive of bills, bar electricity.

The apartment features a welcoming reception room, a well-proportioned shower room and a contemporary kitchen, ensuring all your daily needs are met with ease.

The area boasts a variety of amenities, including shops, cafes, and restaurants, along with excellent transport links providing easy access to central London.

With its appealing features and prime location, it is a property not to be missed.

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LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

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