



**Braikenridge House, Cunard Crescent, London, N21 2TF**

**welcome to**

**Braikenridge House, Cunard Crescent, London**

A stunning bright and spacious first floor, two bedroom apartment with wonderful views over the New River, at the bottom of the communal gardens. This superb sought after development is conveniently located within walking distance of Grange Park village shops and rail station (Moorgate Line) and within easy access of Enfield Town shopping centre. Bush Hill Park Golf Course is just a few hundred yards away.

The beautifully presented accommodation features:-





### Entrance Hall

Fitted carpet, radiator with cover, two handy deep storage cupboards, one housing space for tumble dryer, access to loft (the loft is boarded with lighting).

### Lounge

16' 2" x 13' 8" ( 4.93m x 4.17m )

Fitted carpet, two radiators, double glazed French windows to Juliet balcony with river views.

### Kitchen

10' x 7' ( 3.05m x 2.13m )

Beautifully and comprehensively fitted in modern units, comprising base units with worktops, inset stainless steel sink unit, inset ceramic hob with fume extractor hood over, built-in oven, matching wall cabinets, integrated fridge-freezer, dishwasher and washing machine, cupboard housing combination gas central heating boiler, views over river.

### Bedroom One

16' 7" max x 10' ( 5.05m max x 3.05m )

Fitted carpet, radiator, range of mirror wardrobes.

### En-Suite Shower Room / WC

Shower cubicle, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor and walls, heated towel rail.

### Bedroom Two

16' 10" x 8' 7" ( 5.13m x 2.62m )

Fitted carpet, radiator, mirror wardrobes.

### Guests Bathroom

Panelled bath, mixer taps and shower attachment, shower screen, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail, fully tiled walls.

### Outside

### Gardens

This most desirable development enjoys plenty of communal garden space with lawns stretching down to the river, (the owners daughter currently feeds the ducks from her window).

### Parking

An allocated parking space and ample facilities for guests parking.

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## Braikenridge House, Cunard Crescent, London

- Wonderful River Views
- Two Large Double Bedrooms
- No Chain
- Allocated Parking
- Good Sized Modern Kitchen

Tenure: Leasehold EPC Rating: C

Service Charge: 1965.80

Ground Rent: 333.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



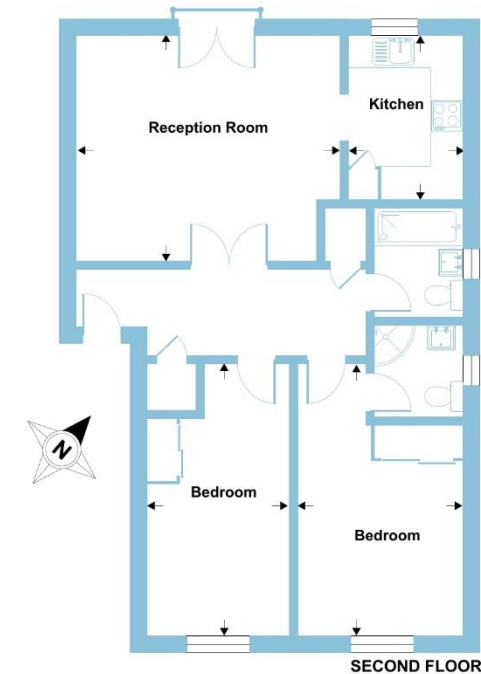
Please note the marker reflects the postcode not the actual property



Cunard Crescent, London, N21

Approximate Area = 775 sq ft / 72 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntwcom 2025. Produced for Barnard Marcus. REF: 1333406



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