



Cranley Gardens, Palmers Green, London, N13
Guide Price £460,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

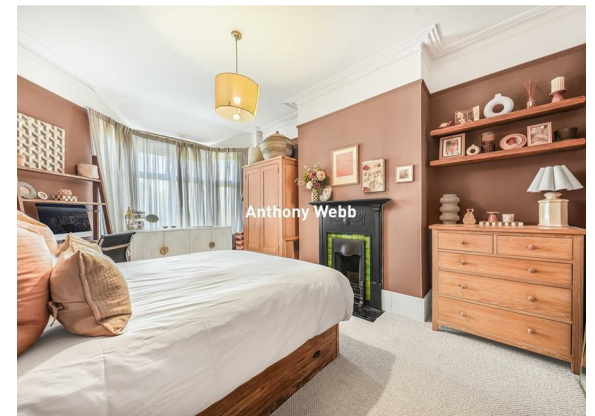
Cranley Gardens, Palmers Green, London, N13

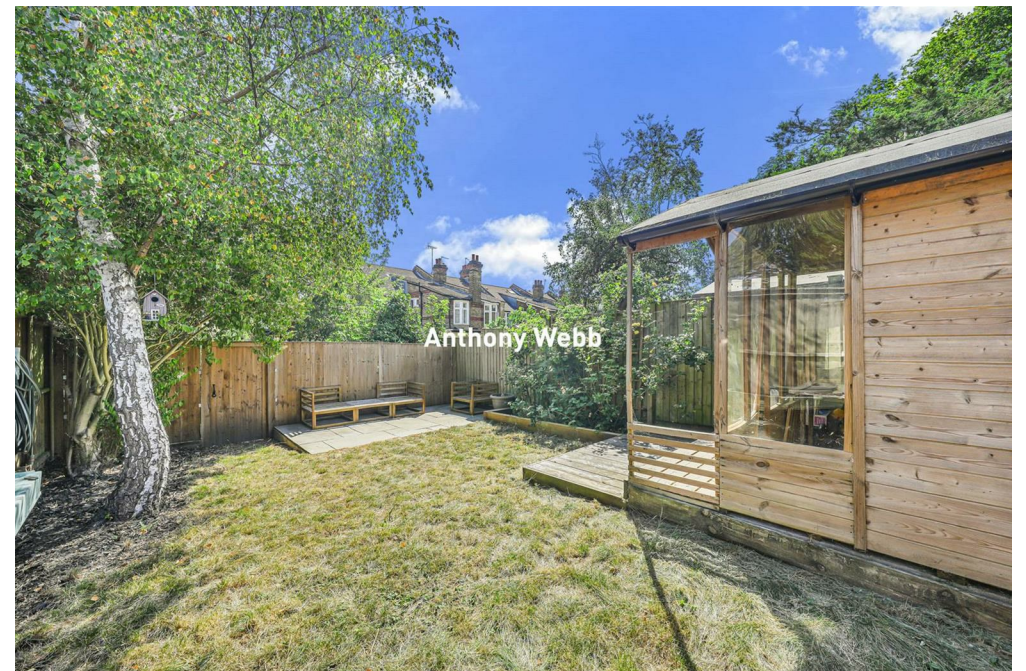
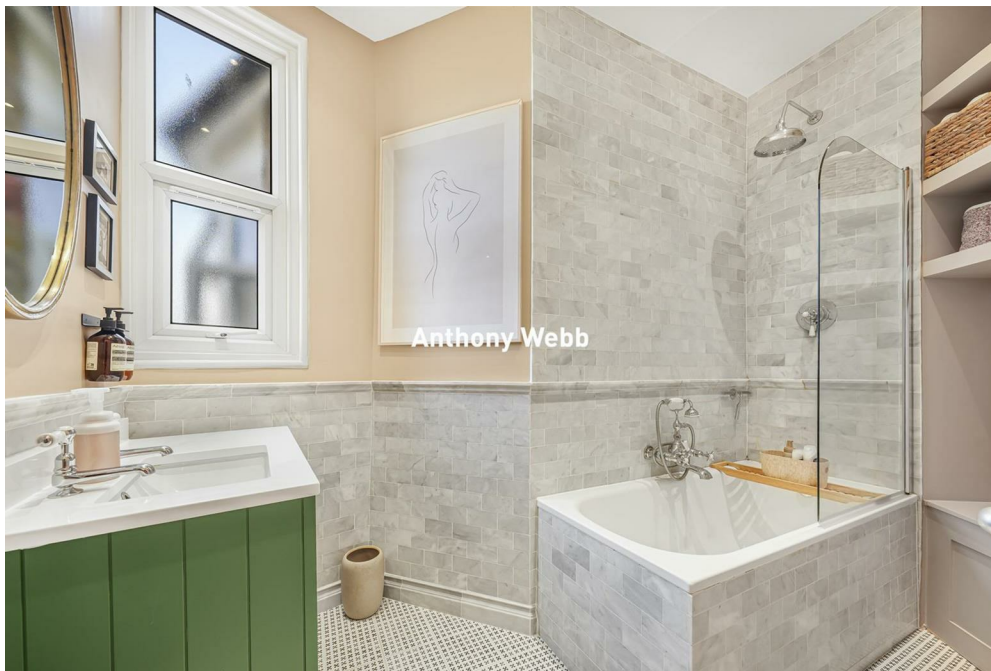
A beautifully presented and spacious two bedroom Edwardian conversion occupying the entire first floor of this attractive period property on one of Palmers Green's most sought-after residential roads. Offering 769 sq ft of internal accommodation, the property benefits from a impressive bay-fronted reception room, modern kitchen/diner with Juliet balcony, modern bathroom, period features and own section of private rear garden.

Cranley Gardens is a highly regarded residential turning running between Fox Lane and Bourne Hill. Palmers Greens shops, cafés and restaurants are within easy reach, together with Palmers Green mainline station providing services towards Finsbury Park and Moorgate. Southgate underground station is also accessible by the W6 bus route and the W9 which runs along Cranley Gardens. There are many parks and green spaces close by including Broomfield and Grovelands parks.

Secure communal entrance • Spacious landing with access to substantial loft space (Planning permission to convert has been granted in the past but now expired-plans available on request) • Living/dining room with large bay window and feature fireplace • Modern kitchen/diner with Juliet balcony and electric under floor heating • Modern bathroom and separate w.c • Generous principle bedroom with period fireplace and single second bedroom • Gas central heating • Partial double glazing • Own section of rear garden measuring 26ft x 20ft with garden room/summer house accessed via a side and rear passage way.

- Two bedrooms
- First floor Edwardian conversion
- Spacious bay-fronted reception
- Kitchen/diner with Juliette balcony
- Modern bathroom and separate w.c
- Attractive period features and fireplaces
- Loft storage space
- Own private section of rear garden
- On street EV charging facilities



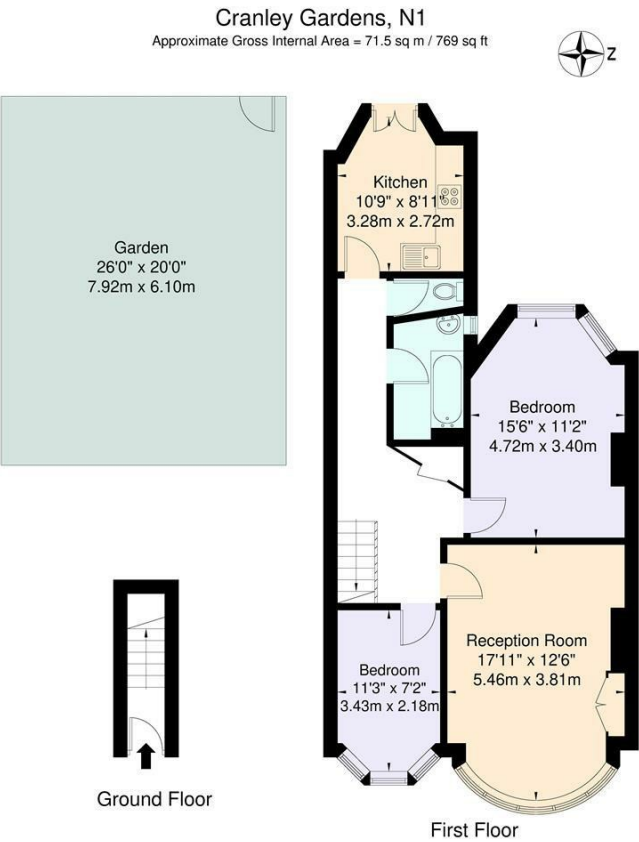


Cranley Gardens
Palmers Green
London
N13 4LT

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 769.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		80
(61-81) B		
(50-60) C		65
(39-48) D		
(29-38) E		
(19-28) F		
(1-18) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-48) D		
(29-38) E		
(19-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS