

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.

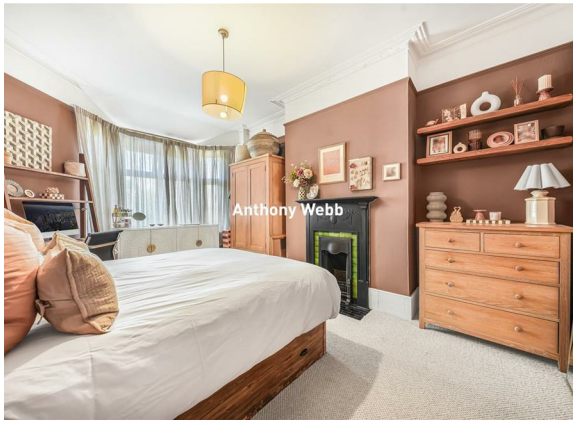
Secure communal entrance • Spacious landing with access to substantial loft space (Planning permission to convert has been granted in the past but now expired-plans available on request) • Living/dining room with large bay window and feature fireplace • Modern kitchen/diner with Juliet balcony and electric 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 offering a real opportunity for someone looking to create a dedicated home office or garden studio, allowing them to separate working from

- 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










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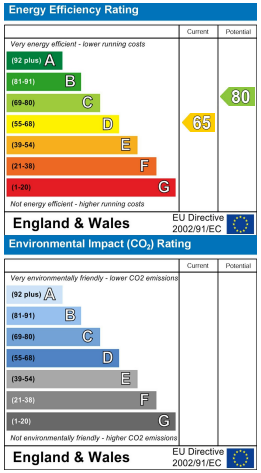

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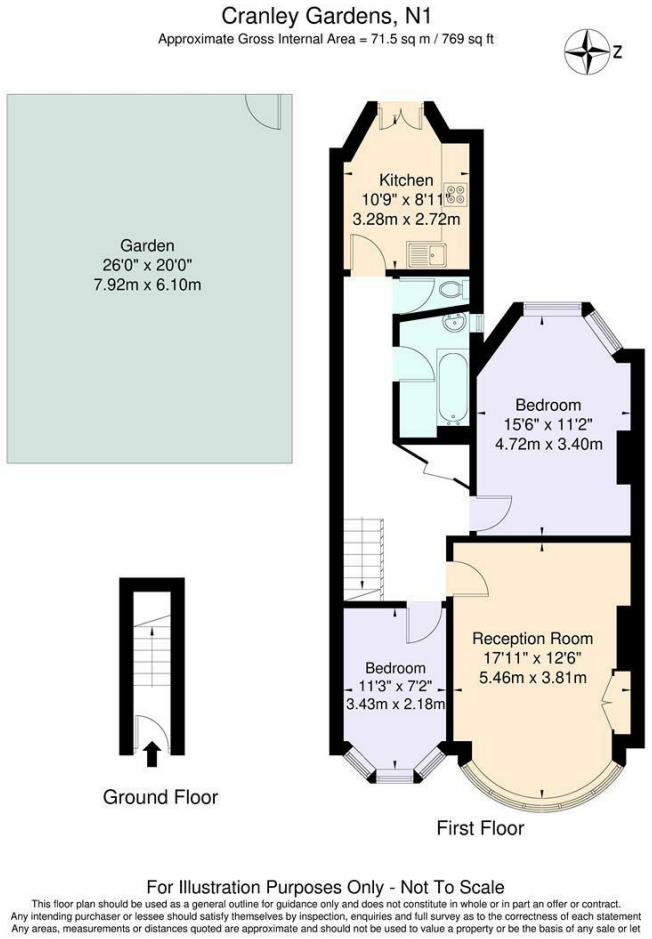

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Palmers Green
London
N13 4LT

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







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