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Cranwich Road, London, N16

Asking Price £285,000

Property Images



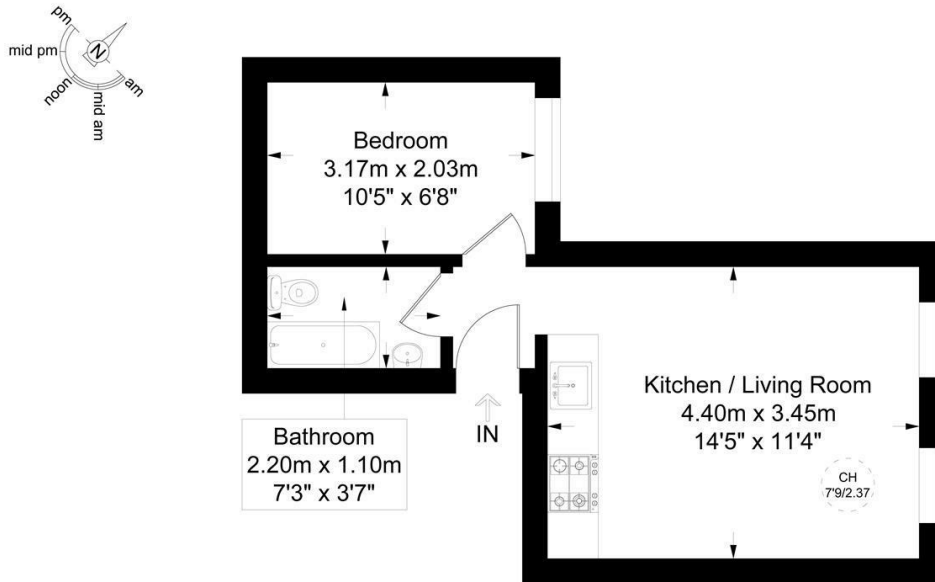
Property Images



Floorplan

Cranwich Road, N16

Approximate Gross Internal Area = 281 sq ft / 26.0 sq m



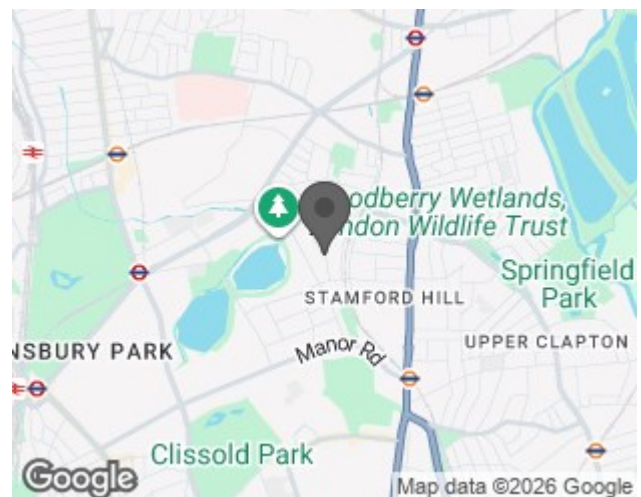
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Map



Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Reception: 1 Tenure: Share of Freehold

Summary

Chain free and offered with a share of the freehold, this bright and thoughtfully arranged one-bedroom flat occupies the first floor of an attractive period conversion on Cranwich Road. Available to view by appointment, the property extends to approximately 281 sq. ft. (26.0 sq. m).

The accommodation centres around an inviting open-plan kitchen and living space, with two tall windows providing plenty of natural light and pleasant views across the surrounding gardens. The room offers defined areas for relaxing and dining, complemented by wood flooring, decorative cornicing and extensive full-height fitted storage.

The contemporary kitchen features wood-fronted cabinetry, generous storage and workspace, together with an integrated oven and hob. A separate bedroom provides space for a double bed and additional storage, while the bathroom is fitted with a white suite comprising a bath with overhead shower, wash basin and WC.

Cranwich Road is a quiet residential street in the sought-after Stamford Hill area. Just a short walk from the Woodberry Wetlands Nature Reserve, the property is also conveniently located near the vibrant bars, restaurants, and coffee shops of Stoke Newington Church Street, with several local parks nearby. A range of local amenities are within easy reach, including supermarkets, independent corner shops, cafés, a Post Office, ATMs, dry cleaners, GP practices, and popular leisure spots such as the Castle Climbing Centre and the West Reservoir Water Sports Centre.

Excellent transport links include Manor House Underground Station (Piccadilly Line), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines), Stamford Hill Station and numerous bus routes offering quick access to the City and West End.

Features

- Chain free • Share of freehold • One-bedroom first-floor flat • Period conversion • Approximately 281 sq. ft. (26.0 sq. m) • Bright open-plan kitchen and living space • Two tall windows with pleasant rear views • Wood flooring and decorative cornicing • Extensive fitted storage • Bathroom with bath and overhead shower