



**P** Resident  
permit  
holders  
only  
**WG**  
8 am - 10 pm

Cranbrook Park, N225NA

PER MONTH  
£1,300 Per Month

 **Coultons**

## PROPERTY SUMMARY

£1300 INCLUDED COUNCIL TAX and WATER BILL. Tenant to pay for the electricity.

This property boasts a spacious layout with a separate modern fitted kitchen, and an ensuite shower room, providing you with both comfort and convenience.

Situated just around the corner from Wood Green Underground Station (Piccadilly Line - Zone 3), commuting around the city will be a breeze. The vibrant neighbourhood offers a variety of shops and local amenities, ensuring that everything you need is within reach.

This studio flat is ideal for anyone looking for a cosy space to call their own. With a modern design and a prime location, this property presents a fantastic opportunity for those seeking a stylish urban lifestyle.

Don't miss out on the chance to make this studio flat your new home. Contact us today to arrange a viewing and experience the best of London living at Cranbrook Park.

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## LOCAL AUTHORITY

## TENURE

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

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