



Crossfield Road, N17 6AY

PCM
£1,500 PCM

 **Coultons**

PROPERTY SUMMARY

Situated on a quiet residential road close to Turnpike Lane, this charming first-floor flat on Crossfield Road offers an excellent combination of comfort and convenience. Ideal for a single professional or a couple, the property features a bright and spacious reception room, a separate kitchen, a modern fitted shower room, and a loft room currently used as the bedroom. Further benefits include double glazing and gas central heating.

Conveniently located, the property is within easy reach of a wide range of local amenities and just a short walk from the vibrant Wood Green shopping district. Residents can enjoy an excellent selection of bars, restaurants, cafés, and both major retailers and independent boutiques, including those found at The Mall Wood Green.

The area is exceptionally well connected, with numerous bus routes and Turnpike Lane Underground Station (Piccadilly Line, Zone 3) nearby, providing quick and convenient access to Central London and beyond.

For those who enjoy outdoor spaces, the green open expanses of Downhills Park and Lordship Recreation Ground are both within easy reach.

Early viewing is highly recommended.

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LOCAL AUTHORITY

Haringey

TENURE

COUNCIL TAX BAND

C

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 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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