



## PROPERTY SUMMARY

For licensing purposes, maximum of two occupants only. Nestled in the charming Cranbrook Park, Wood Green this cosy flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom boasting ample fitted storage, this property is ideal for individuals or couples seeking a cosy living space in a vibrant part of London.

The rent is inclusive of bills, bar electricity.

The apartment features a welcoming reception room, a well-proportioned shower room and a contemporary kitchen, ensuring all your daily needs are met with ease.

The area boasts a variety of amenities, including shops, cafes, and restaurants, along with excellent transport links providing easy access to central London.

With its appealing features and prime location, it is a property not to be missed.

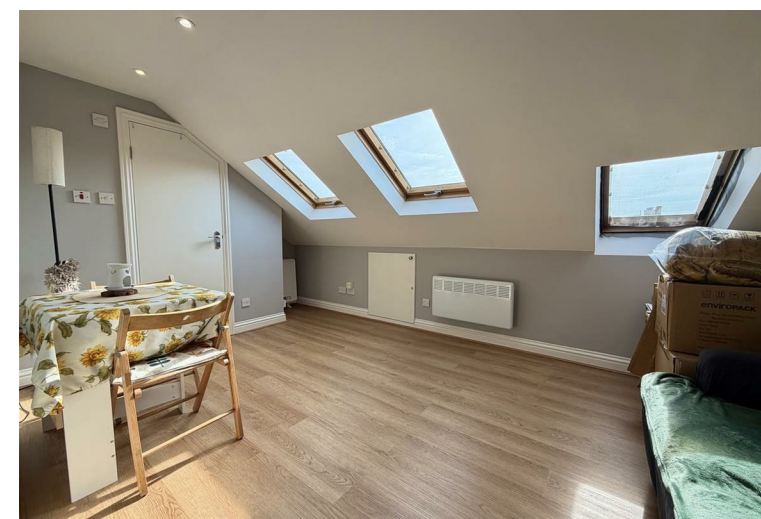
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## LOCAL AUTHORITY

## 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



### OFFICE ADDRESS

26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
lettings@coultons.co.uk  
www.coultons.co.uk

### OFFICE ADDRESS

425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
lettings@coultons.co.uk  
www.coultons.co.uk