



Cranley Gardens, London, N13 4LT

£500,000



Nicholas James is excited to offer this wonderful Edwardian first floor apartment, with original features and its own use of a garden.

Being an Edwardian conversion, the accommodation is blessed with high ceilings making the property wonderfully light and airy. Decorated to a good standard.

Arranged over the first floor, the property boasts of a separate kitchen that has, a very generous sized lounge, and a great sized double bedroom. There is an additional bedroom, separate WC & bathroom that comprises the first floor.

An additional and rare benefit is the property comes with its own private garden.

Access is via the side of the property.

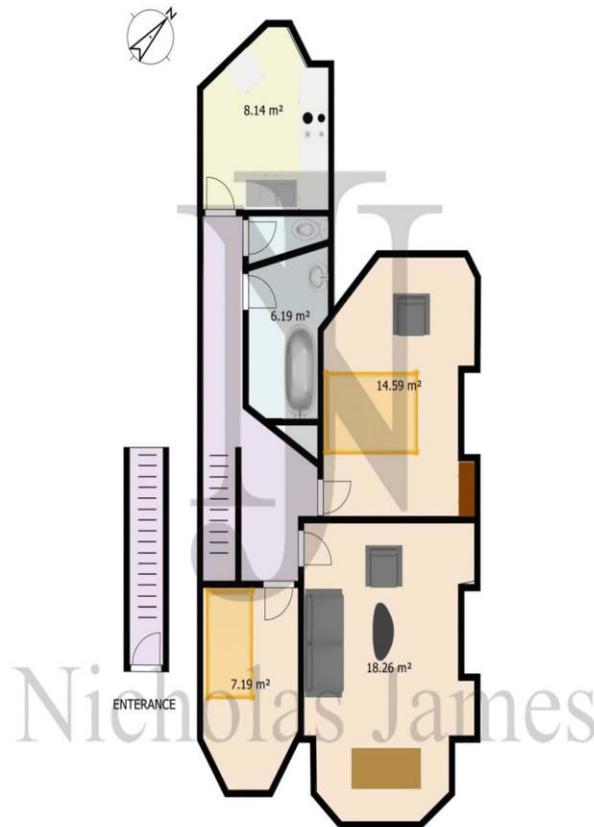
What else is on offer, is the potential to extend further in the loft, where planning permission has been granted to start such works.

The property is a share of freehold, there is no service charge or ground rent payable.



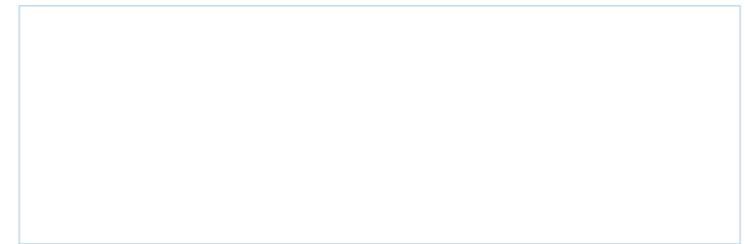
27a Cranley Gardens, N13 4LT

Approximate Gross Internal Area = 67 sq m



This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, encompassing windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

[www.airvideography.com](http://www.airvideography.com)



Nicholas James

*“Honesty is the only investment that never fails”*

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