

## Cranbrook Park

### Flat 1, London, N22 5NA

Nestled in the desirable area of Cranbrook Park, London N22, this brand new studio apartment offers a perfect blend of modern living and convenience. Spanning an impressive 280 square feet, the property has been meticulously designed to provide a comfortable and stylish living space.

As you step inside, you will be greeted by a fresh and contemporary interior, having been completely refurbished to the highest standards. The studio is fully electric, ensuring a hassle-free lifestyle with all your energy needs met within the property.

One of the standout features of this studio is its prime location. Just a short stroll away, you will find Wood Green station, which provides easy access to the Piccadilly Line, making commuting to central London a breeze. Additionally, a variety of local shops and amenities are conveniently located nearby, catering to all your daily needs.

**£1,300 Per Month**

# Cranbrook Park

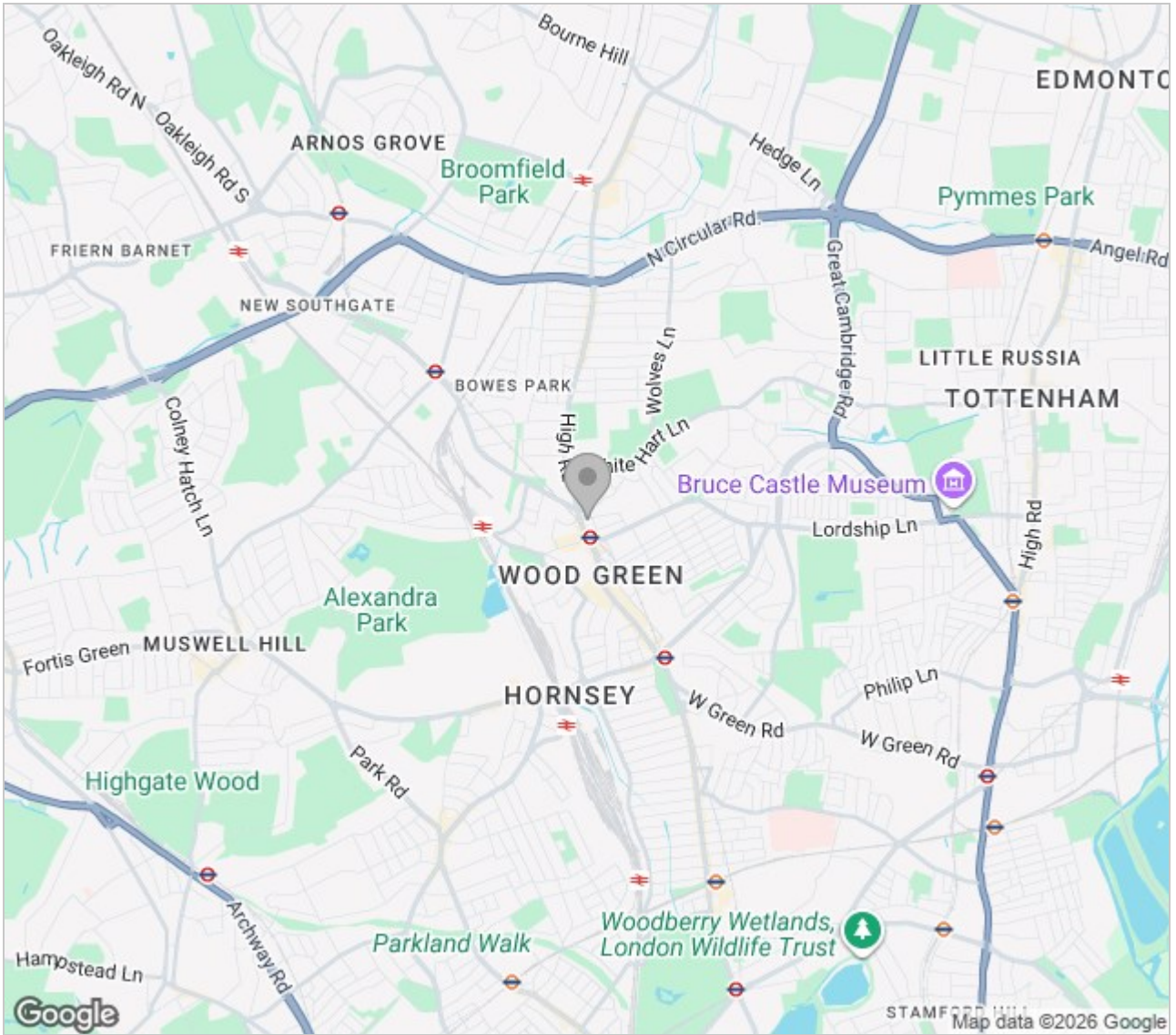
Flat 1, London, N22 5NA



Directions



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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