



ASKING PRICE

£590,000

Canning Crescent

London, N22 5BF

PROPERTY SUMMARY

Welcome to this beautifully presented and contemporary flat located on Canning Crescent in the vibrant and sought-after area of London N22. Stylishly designed with modern living in mind, this impressive property combines a fresh, sophisticated feel with the comfort and practicality needed for everyday life, making it an ideal home for modern city living.

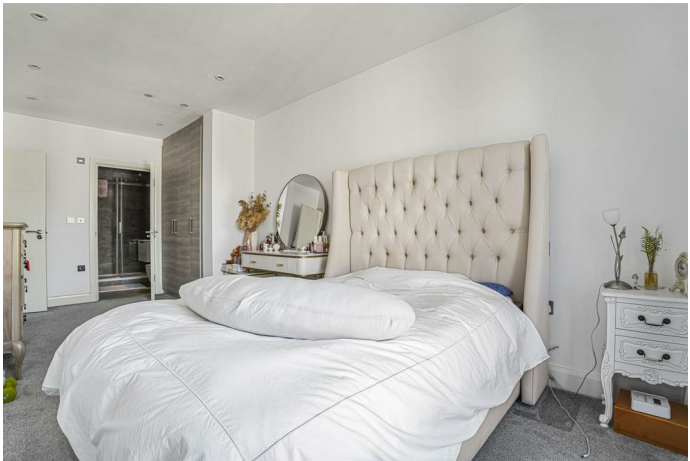
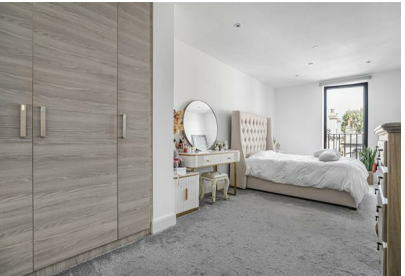
The flat boasts a well-designed layout, featuring a spacious reception room that provides the perfect setting for relaxing, socialising and entertaining guests. The contemporary finish throughout gives the property a bright, polished and welcoming atmosphere, while the generous proportions ensure there is plenty of space to enjoy.

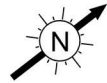
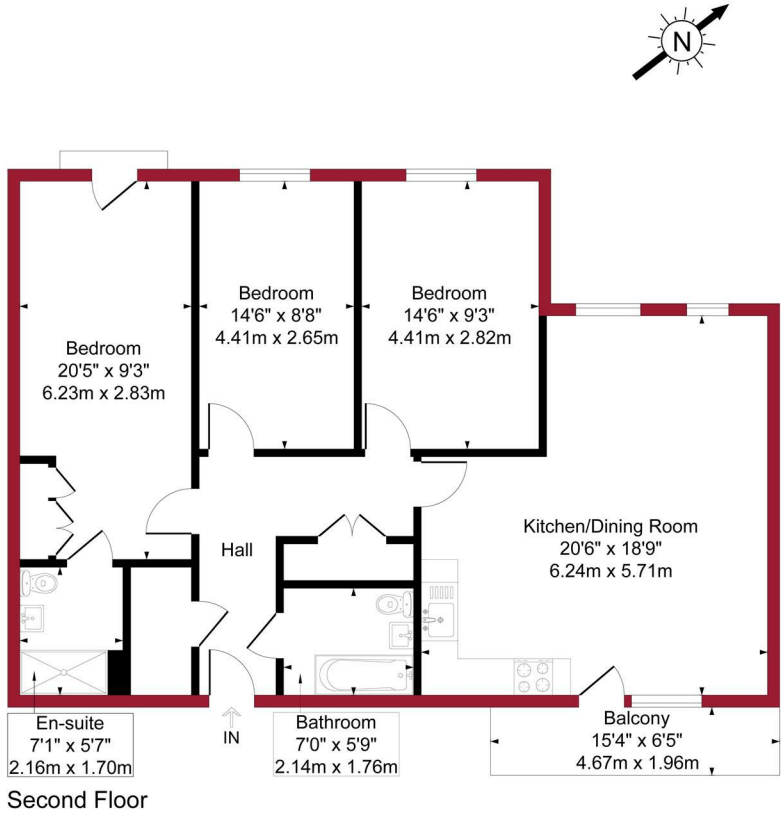
The accommodation comprises three comfortable bedrooms, offering excellent flexibility for families, professionals or those looking for additional space for guests, a home office or hobbies. Two modern bathrooms provide added convenience, helping the property cater effortlessly to the demands of a busy household.

Situated in a lively and well-connected neighbourhood, the flat benefits from easy access to a fantastic range of local amenities, green spaces and excellent transport links. It offers the perfect balance of contemporary comfort and convenient city living, providing residents with a stylish and peaceful retreat while keeping the excitement and attractions of London close at hand.

With its modern presentation, versatile accommodation and enviable location, this is a fantastic opportunity to secure a home that feels both contemporary and comfortable. Whether you're looking for a stylish base in London or a spacious property that can adapt to your lifestyle, this impressive flat is well worth viewing. Don't miss the opportunity to make this modern property your new home.







Transport:

Wood Green enjoys excellent transport connections, making it a highly desirable location for commuters and families alike. Wood Green Underground Station (Piccadilly Line) provides direct access to Central London, King's Cross, the West End and Heathrow Airport, while Alexandra Palace and Bowes Park mainline stations offer additional rail services into Moorgate and other central London destinations. The area is further enhanced by an extensive network of bus routes, providing convenient connections to Muswell Hill, Palmers Green, Enfield, Tottenham and the surrounding neighbourhoods.

Shopping & Leisure:

Wood Green offers an impressive array of shopping, dining and leisure amenities. The Mall Wood Green provides a wide selection of high street retailers, supermarkets, cafés and restaurants, while the vibrant High Road presents a diverse mix of independent shops, eateries and everyday conveniences. Residents can enjoy the nearby Alexandra Palace, set within extensive parkland and renowned for its spectacular panoramic views across London, historic venue, sporting facilities, concerts, exhibitions and year-round events. Further recreational opportunities can be found at Woodside Park, alongside a variety of fitness centres, cinemas and entertainment venues, creating an appealing balance of convenience, culture and open space for all lifestyles.



Flat

Leasehold

Council: Haringey

Council Tax Band: D

Lease Remaining: 117 years

Service Charge: £3600.00 per year

Ground Rent: TBC

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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