



## CUNARD CRESCENT, N21 2TL



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**£275,000 Leasehold**

- FIRST FLOOR PURPOSE BUILT FLAT
- RECEPTION ROOM
- BATHROOM
- ALLOCATED PARKING
- DOUBLE BEDROOM
- KITCHEN
- CHAIN FREE

## Property Details

**CHAIN FREE-** This purpose-built first-floor flat on Cunard Crescent offers a delightful living experience. With a well-proportioned double bedroom, a welcoming reception area, and a kitchen, this property is perfect for individuals or couples seeking a comfortable home. The flat also features a modern bathroom.

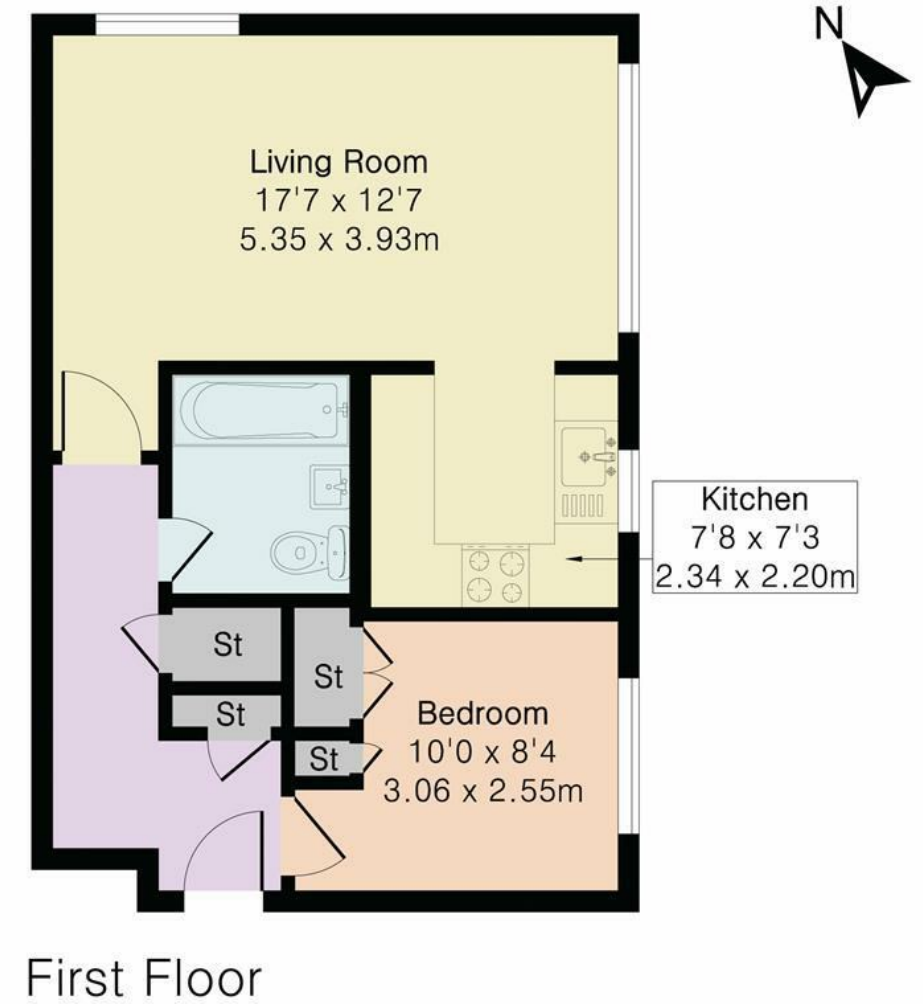
One of the standout features of this property is its prime location. Situated just 0.9 miles from both Grange Park and Bush Hill Park stations, commuting into central London is a breeze. Additionally, residents will appreciate the vibrant surroundings, with an array of shops, restaurants, and cafes available in the nearby areas of Winchmore Hill and Enfield Town.

For those who value parking, this flat comes with an allocated parking space, a rare find in London. The property is offered chain-free, making it an ideal choice for those looking to move in without delay.

This flat presents an excellent opportunity for anyone looking to enjoy the benefits of city living while being close to local amenities. Whether you are a first-time buyer or seeking a rental investment, this property is certainly worth considering.



## Approximate Gross Internal Area 462 sq ft - 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(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	

