



## Canning Crescent, London, N22 5SR

### £350,000



Nestled in the heart of Canning Crescent, London, this charming ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-maintained interior, ensuring a comfortable living experience from the moment you step inside.

The flat features a spacious reception room, perfect for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, making it a delightful space for culinary enthusiasts. With one generously sized bedroom, this apartment offers a peaceful retreat at the end of a busy day. The bathroom is also well-appointed, providing all the necessary amenities.

One of the standout features of this property is the share of freehold, which offers added security and flexibility for future ownership. Residents can also enjoy access to a private communal garden, an ideal spot for unwinding outdoors or socialising with neighbours.

Conveniently located close to Wood Green tube station, commuting to central London is a breeze, making this flat perfect for those who work in the city. Additionally, the property is chain free, allowing for a smooth and efficient purchase process.

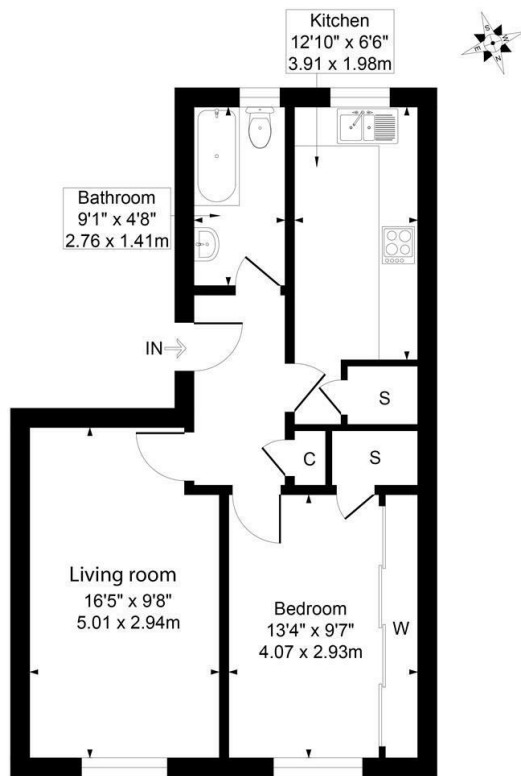
In summary, this delightful flat on Canning Crescent is a rare find, combining modern living with a prime location. Whether you are looking to buy your first home or seeking a sound investment, this property is not to be missed.

- Ground floor apartment
- Large communal garden (easy access)
- Excellent condition
- Bright & airy
- Modern Kitchen & Bathroom
- Close to Wood Green tube station
- Close to local amenities
- Share of freehold
- Chain free

### Viewing

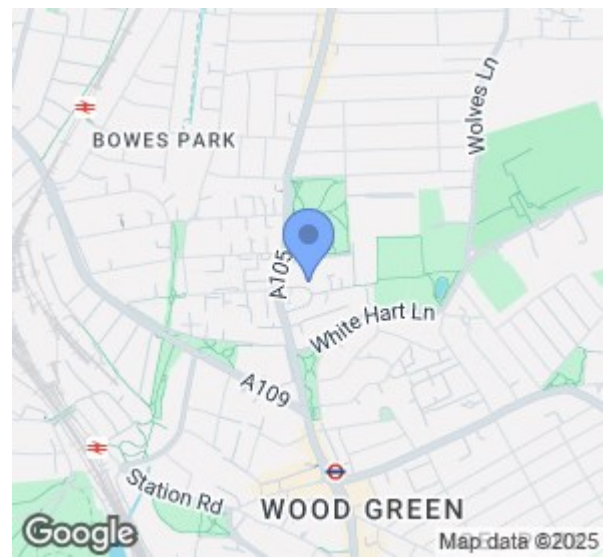
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 47.9 sq m / 515 sq ft



**Ground Floor**

Illustration for identification purposes only, not in scale



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. [info@coleharding.co.uk](mailto:info@coleharding.co.uk)