



FLAT 22, CRANMER COURT WICKLIFFE AVENUE LONDON, N3 3HG

£2,600 PER MONTH

WE ARE DELIGHTED TO OFFER A HIGHLY SOUGHT AFTER AND RARELY AVAILABLE, EXCEPTIONALLY SPACIOUS (990 SQUARE FOOT INTERNAL AREA APPROX), ENERGY EFFICIENT (CURRENT ENERGY EFFICIENCY RATING OF C), EXTREMELY WELL PRESENTED AND IN IMMACULATE CONDITION THREE BEDROOM, TWO BATHROOM FIFTH FLOOR FLAT IN THIS VERY POPULAR AND EXCEPTIONALLY WELL MAINTAINED PURPOSE BUILT BLOCK, SITUATED IN A QUIET AND POPULAR TREE LINED ROAD IN A PRIME LOCATION OFF PRESTIGIOUS HENDON LANE LEADING DIRECTLY TO WINSOR OPEN SPACE PARK AND WITHIN THE ERUV. THE APARTMENT ALSO BENEFITS FROM HAVING THE FOLLOWING: A RESERVED AND ALLOCATED UNDERGROUND PARKING SPACE, A PRIVATE BALCONY WITH PANORAMIC VIEWS ACROSS LONDON AND COMMUNAL GARDENS, A LARGE MODERN AND FULLY EQUIPPED FITTED EAT-IN KITCHEN, WITH FREE STANDING TALL FRIDGE/FREEZER, DISHWASHER, WASHING MACHINE AND SEPARATE TUMBLE DRYER A HUGE LOUNGE/DINING ROOM LEADING TO A PRIVATE BALCONY, FITTED WARDOBES IN ALL THREE BEDROOMS, A LARGE ENTRANCE HALL, AN EN-SUITE SHOWER-ROOM WITH WALK-IN SHOWER CUBICLE AND W/C AND A SEPARATE SHOWER-ROOM WITH WALK IN SHOWER CUBICLE AND W/C, UNDERFLOOR

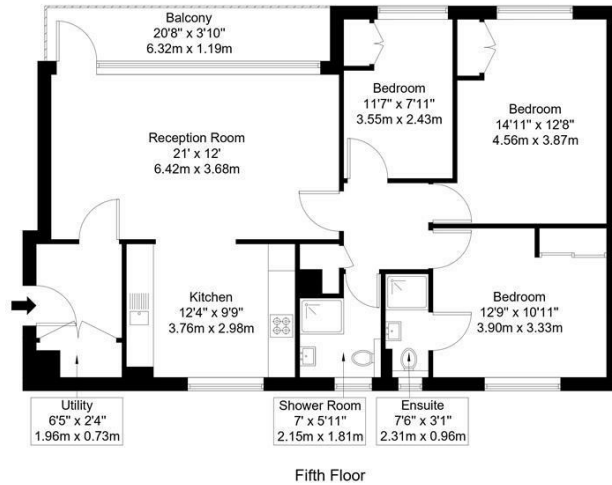
david harris & co

Wickliffe Avenue, N3 3HG

Approx Gross Internal Area = 91.9 sq m / 989 sq ft

Balcony = 7.5 sq m / 81 sq ft

Total = 99.4 sq m / 1070 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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