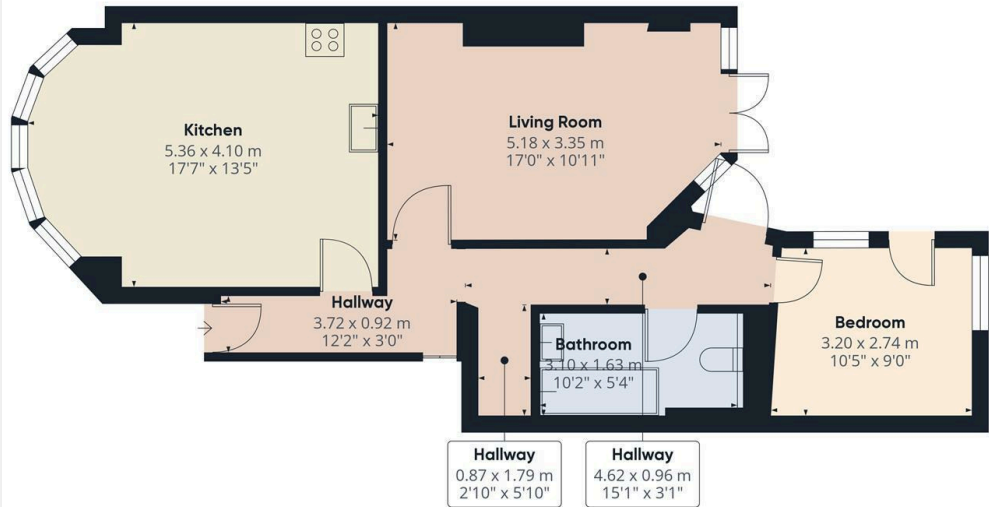


## Cranley Gardens, London, N13 4LT

£1,900 PCM

- Versatile Ground Floor 2 Double bedroom apartment
- Pet cats welcome
- Modern fitted kitchen with separate utility area
- Available from 23rd May 2026
- Large private garden with patio
- Set within the prestigious Lakes Estate moments from vast array of shops and restaurants
- Council tax band D - £2,164.02 per annum
- Attractive high ceilings
- Gas central heating / Double glazed
- Unfurnished

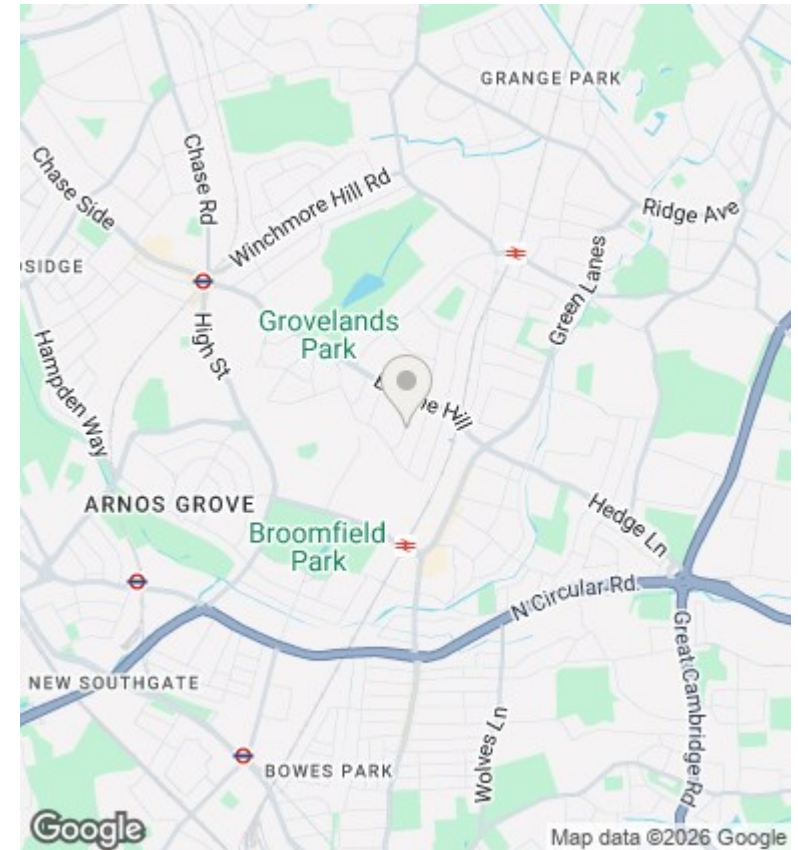


Approximate total area<sup>1)</sup>  
60.95 m<sup>2</sup>  
656.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	