

# Hamptons

INTERNATIONAL



## Cranley Gardens, London, N10

5 🏠 3 🚗 2 📺

**£2,000,000**

(£2,000,000)

## Property details

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### Key features

- **Edwardian house**
- **large drive**
- **100ft garden**
- **period features**
- **excellent decorative order**
- **incredible views**
- **close to transport and shops**

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## Description

Edwardian 5 bed 3 bath house with large drive and incredible 100ft garden with views. This smart Edwardian mid terraced home is set back from the road, with off street parking for 2 cars. The bright and wide hallway has the original tiled floor and has views out onto the garden. The grand front reception room has high ceilings, bright bay window and a stylish, contemporary fireplace. The rear reception room has a wonderful bay that captures the spectacular views over the garden. The incredible kitchen diner has been renovated by the existing owners, there is plenty of work surface, generous storage and quality integrated appliances. There is a separate utility room with space for both washing machine and tumble dryer and a new boiler. There is a good sized cellar and downstairs w.c. The first floor has three good sized double bedrooms and family bathroom, the principal bedroom has a spacious en-suite that comprises of both full sized bath and large walk in shower. There are two further double bedrooms on the top floor and separate shower room. The top bedroom has a Juliet balcony that captures the iconic view of Alexandra Palace, an ideal spot to enjoy the fireworks. The rear garden has been beautifully landscaped and measures an impressive 100ft and backs onto neighbouring gardens offering a wonderful green and leafy outlook. Outside A spectacular 100ft rear garden, beautifully landscaped, with shaped lawn, stone patio and a fantastic selection of evergreens and seasonal flowers and plants. Situation Set back from the road, located towards the bottom of Cranley Gardens, close to shopping parade and transport. An ideal location as close to both Crouch End and Muswell Hill. Property Ref Number: HAM-55551

























# Floor plan

## CRANLEIGH GARDENS

Approximate Gross Internal Area (excluding reduced headroom / eaves storage / datum void)

Cellar = 9 sq. ft. (0.8 sq. m.)

Ground floor = 961 sq. ft. (89.3 sq. m.)

First floor = 764 sq. ft. (71.0 sq. m.)

Second floor = 459 sq. ft. (42.6 sq. m.)

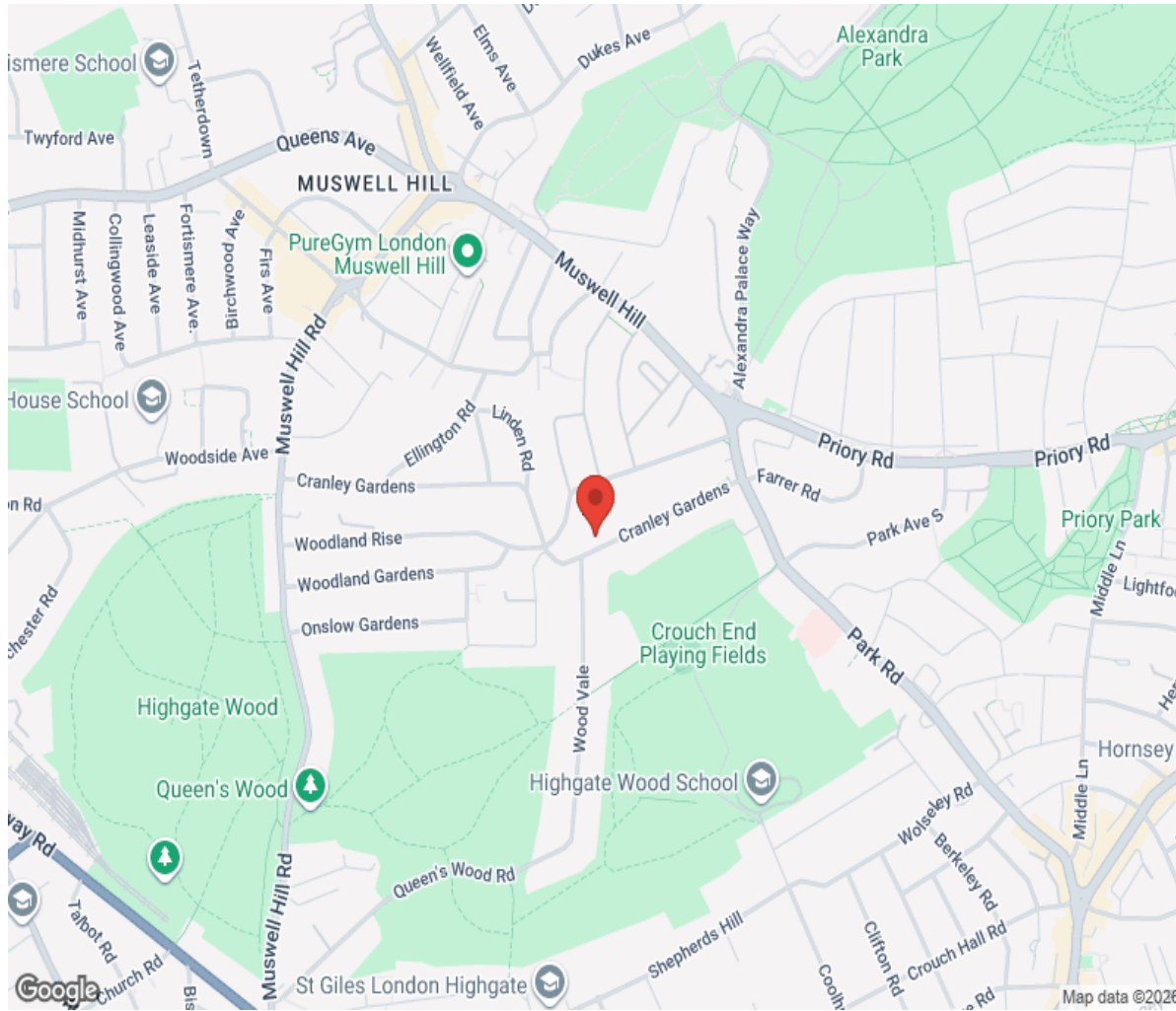
Reduced headroom / Eaves Storage = 153 sq. ft. (14.2 sq. m.)

Total = 2346 sq. ft. (217.9 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and contours bearings before making any decisions reliant upon them.

# Location



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