



## Cranley Gardens, N10

£2,100,000

A rare opportunity to acquire a sensational, triple fronted 1930's style house boasting seven bedrooms, six bathrooms and approximately 3100sqft of floor space. This property also offers a south facing garden, off-street parking and a spacious recently refurbished granny annexe with own entrance and private outside space.

Cranley Gardens is a highly sought after location close to Highgate and Queens Woods and within walking distance of Highgate tube station (Northern Line) as well as the excellent local shops and restaurants of Muswell Hill Broadway.

### Features

- Seven Bedrooms
- Off Street Parking
- South Facing Garden
- Double Glazing
- Six Bathrooms
- Granny Annexe



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On entrance to the property, you are greeted by a spacious hallway leading to a generously sized reception room. The hallway also leads on to a further reception room and a separate kitchen with cloak room. Additionally, the ground floor benefits from a guest bathroom as well as a well presented one bedroom flat with potential use as a separate unit.

The first floor of this home comprises of five double bedrooms and a room used as a study. One of the bedrooms benefits from an en suite bathroom with a further two guest bathrooms located on this level. Each room is fitted with built in wardrobes for storage space.

Finally, the top floor offers a spacious double bedroom with far reaching views across Muswell Hill and surrounding areas. This bedroom is complimented further by its own en suite and walk in wardrobe.

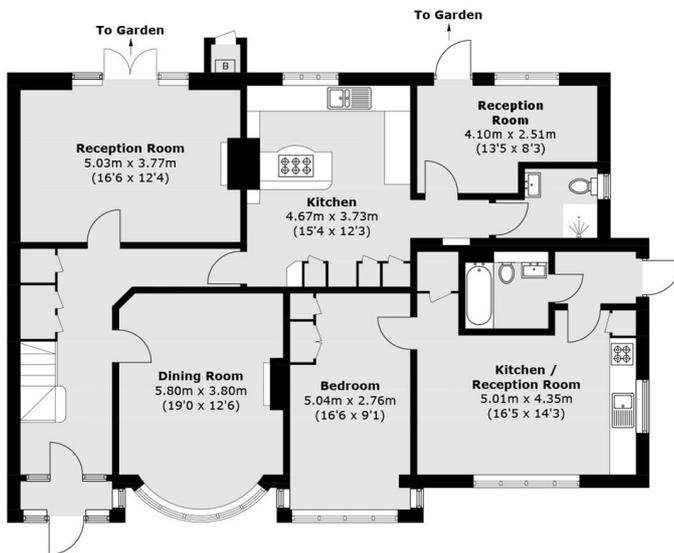
The granny annexe acts as a self contained dwelling with its own front door and private patio area. It comes with an open plan kitchen and living space, shower room and a large bedroom ideal for extended family visits.



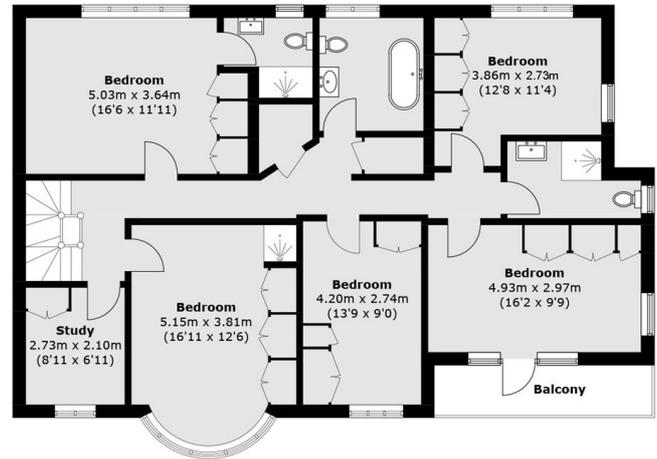
# Cranley Gardens, London, N10



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 286.6 sq. m (3,084.9 sq. ft)  
 External cupboard: 0.4 sq. m (4 sq. ft)  
 Balcony: 5.9 sq. m (63.5 sq. ft)