



**Freame House, Cunard Crescent, London, N21 2TJ**

**welcome to**

**Freame House, Cunard Crescent, London**

A stunning bright and spacious one bedroom first floor apartment within this popular development conveniently located within walking distance of Grange Park village shops and rail station (Moorgate Line), within easy access of Enfield Town shopping centre and Bush Hill Park Golf Course is just a few hundred yards away.

This spacious flat benefits from a newly fitted kitchen and is offered on a chain free basis.



### **Communal Entrance Door**

Opens to the communal hallway with stairs to the First Floor.

### **Flat Door**

Opens to:-

### **Hallway**

Fitted carpet, radiator, built-in storage cupboard.

### **Lounge**

17' 7" x 10' ( 5.36m x 3.05m )

Fitted carpet, radiator, double glazed doors with Juliet balcony overlooking the rear communal garden.

### **Kitchen**

12' 7" x 6' 1" ( 3.84m x 1.85m )

Range of newly fitted wall and base units with toning worktops, sink and drainer, induction hob with extractor above, built-in eye level oven, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, cupboard housing the boiler, radiator, double glazed window to rear, vinyl flooring.

### **Bathroom**

Fitted suite of panelled bath with hand held shower, pedestal wash hand basin, low level WC, fully tiled step-in shower unit, vinyl flooring, part tiled walls, chrome heated towel rail.

### **Bedroom**

12' 2" x 11' 10" ( 3.71m x 3.61m )

Fitted carpet, built-in wardrobe with mirrored sliding doors plus additional built-in cupboards and wardrobes, radiator.

### **Outside**

### **Allocated Parking Space**

The property benefits from its own allocated covered parking space.

### **Agents Note**

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.



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welcome to

## Freame House, Cunard Crescent, London

- Bright And Spacious Flat
- First Floor
- Newly Fitted Kitchen
- 17ft Lounge With Juliet Balcony
- Allocated Covered Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1980.00

Ground Rent: 235.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

Cunard Crescent, London, N21

Approximate Area = 545 sq ft / 50.6 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1431450



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Property Ref:  
ENF106038 - 0002

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