



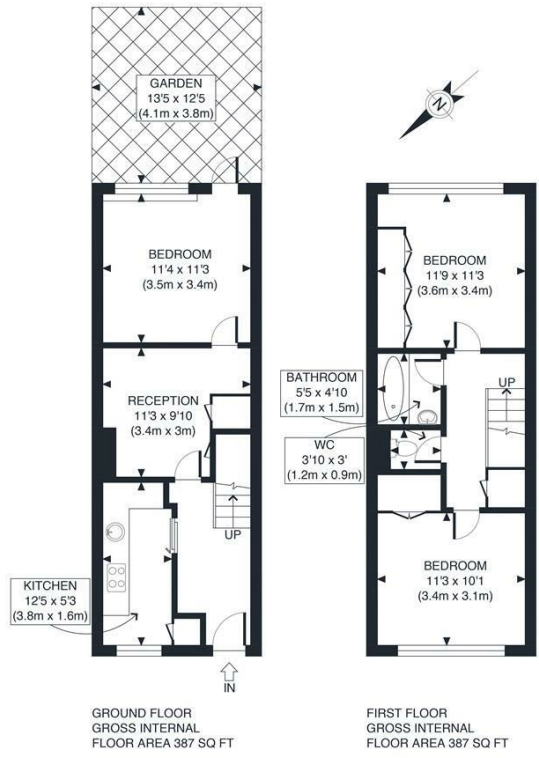
## WILLOW COURT 12 EDEN GROVE

LONDON, N7 8EH

£3,400

Larger than average 3 double bedroom split level apartment, with a separate reception and eat in kitchen. The property offers three good size bedrooms, private garden, reception room, separate kitchen and tiled bathroom. Short walk to both Highbury & Islington & Holloway Road Underground Stations (Piccadilly Line) - Moments from the amenities on Holloway Road - Perfect for students or sharers.

**Hemmingfords**



APPROX. GROSS INTERNAL FLOOR AREA 774 SQ FT / 72 SQM	Willow Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 12/07/23
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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