



Carronade Court

Eden Grove, N7

Offers in excess of £475,000

A bright and well-proportioned two double bedroom property located on the third floor of this modern development close to amenities and transport links.

CHESTERTONS



Carronade Court

Eden Grove, N7

- 2 bedrooms
- Third floor
- Open-plan kitchen/living
- Close to transport links
- 24 hour concierge
- Residents gym



A bright and well-proportioned 2 double bedroom property located on the 3rd floor of this modern development close to amenities and transport links. The property comprises; spacious open-plan living/kitchen area benefitting with a Juliet balcony and floor to ceiling doors/windows. The master bedroom comfortably fits a king sized bed and benefits from built in wardrobes; there is an additional second bedroom; the bathroom is contemporary benefitting from a bath with overhead shower. The development benefits from well-maintained gardens; 24 hour concierge; residents gym and lift access. The property affords convenient access to the shops of Holloway Road, including Waitrose and Sainsbury's, and is only a short walk from Upper Street. Holloway Road Underground station is only moments away, with frequent trains on the Piccadilly Line through Central London, the Theatre District and out to Heathrow. In addition, the trains and underground at Highbury & Islington, Finsbury Park and Drayton Park are all short walks away and provide superb links across London.

Tenure: Leasehold 232 years two months remaining

Service Charge: £2,354 per annum

Local Authority: Islington

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Islington Sales

327-329 Upper Street

Islington

London

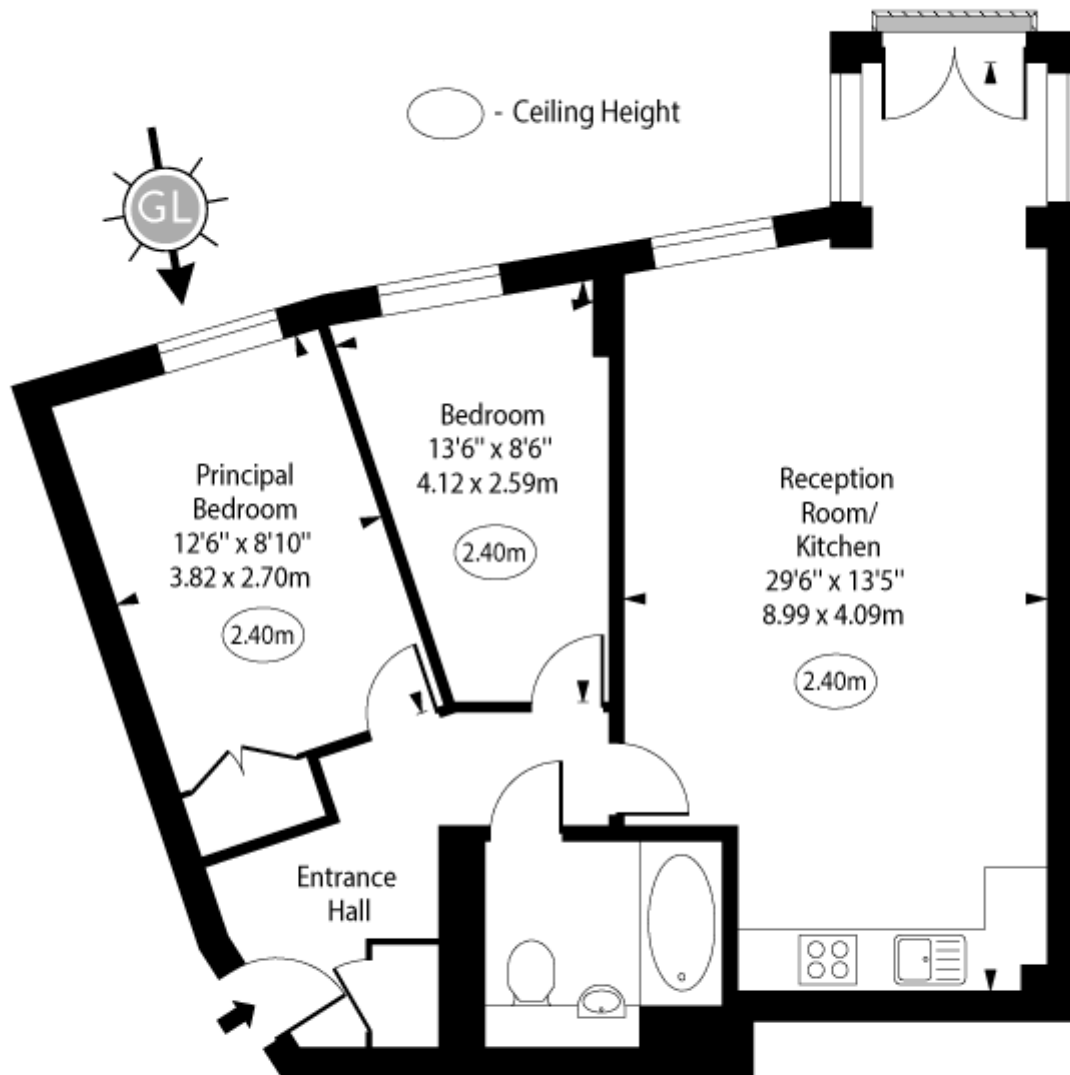
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Carronade Court, Eden Grove, N7



Third Floor

Approx Gross Internal Area 700 Sq Ft - 65.03 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 022766R

