



# Carronade Court

Eden Grove, N7

Asking Price £650,000

A bright and spacious 2 double bedroom, 2 bathroom apartment located on the 9th floor in a modern development moments from the amenities of Holloway Road benefitting from a private parking space.



# Carronade Court

## Eden Grove, N7

- 2 double bedrooms
- 2 bathroom
- 9th floor
- Balcony
- Exceptional views across London



A bright and spacious 2 double bedroom, 2 bathroom apartment located on the 9th floor in a modern development moments from the amenities of Holloway Road benefitting from a private parking space. The property is well-proportioned and comprises; large open-plan living/kitchen area with a private balcony with outstanding views across central London. The kitchen is modern and fully equipped benefitting from a luxurious island; the master bedroom is spacious with plenty of space for a king sized bed and additional furniture whilst benefitting from built-in wardrobes and an en-suite shower room; The second bedroom is equally of a good size; the family bathroom consists of 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 231 years 3 months

**Service Charge:** £3015.44

**Ground Rent:** £150

**Local Authority:** Islington Council

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(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

N1 2XQ

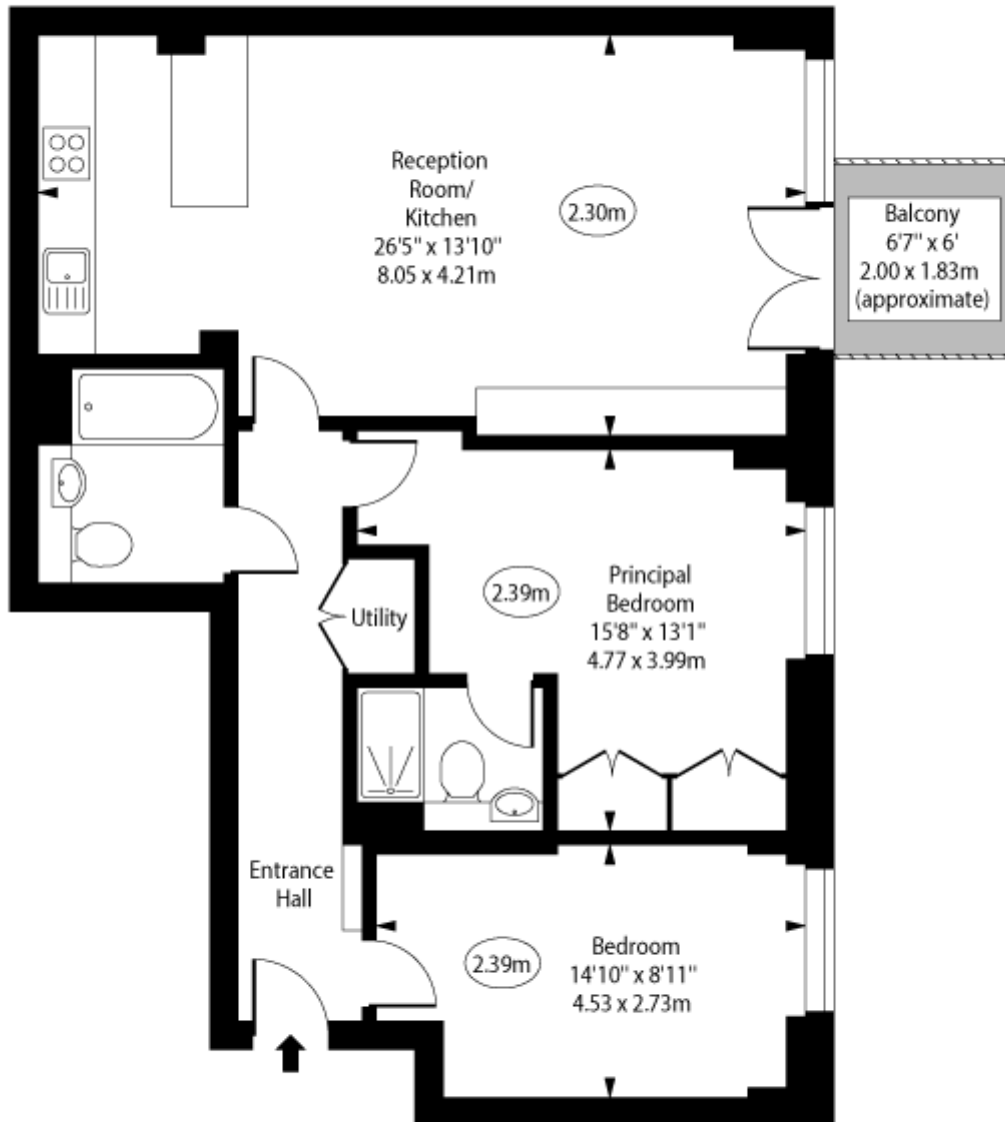
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Carronade Court,  
Eden Grove,  
Holloway, N7

○ - Ceiling Height



Ninth Floor

Approx Gross Internal Area 815 Sq Ft - 75.71 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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