



# Carronade Court

Eden Grove, N7

Asking Price £450,000

A bright and spacious 2 double bedroom apartment located on the first floor of the sought after purpose-built development benefitting from 24 hour concierge, gym and maintained gardens.



# Carronade Court

## Eden Grove, N7

- 2 double bedrooms
- Open-plan kitchen/living room
- Balcony
- 24 hour concierge
- Close to transport links





A bright and spacious 2 double bedroom apartment located on the first floor of the sought after purpose-built development benefitting from 24 hour concierge, gym and maintained gardens. The property is well-proportioned and comprises; master bedroom with plenty of built-in storage; second double bedroom; modern family bathroom with bath and overhead shower; impressive large open-plan kitchen/living area with balcony overlooking the well-maintained communal gardens; the kitchen has been extremely well-maintained with plenty of worktop and storage space. 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 3 months

**Service Charge:** £3017

**Ground Rent:** £0

**Local Authority:** Islington Council

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	81	82
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

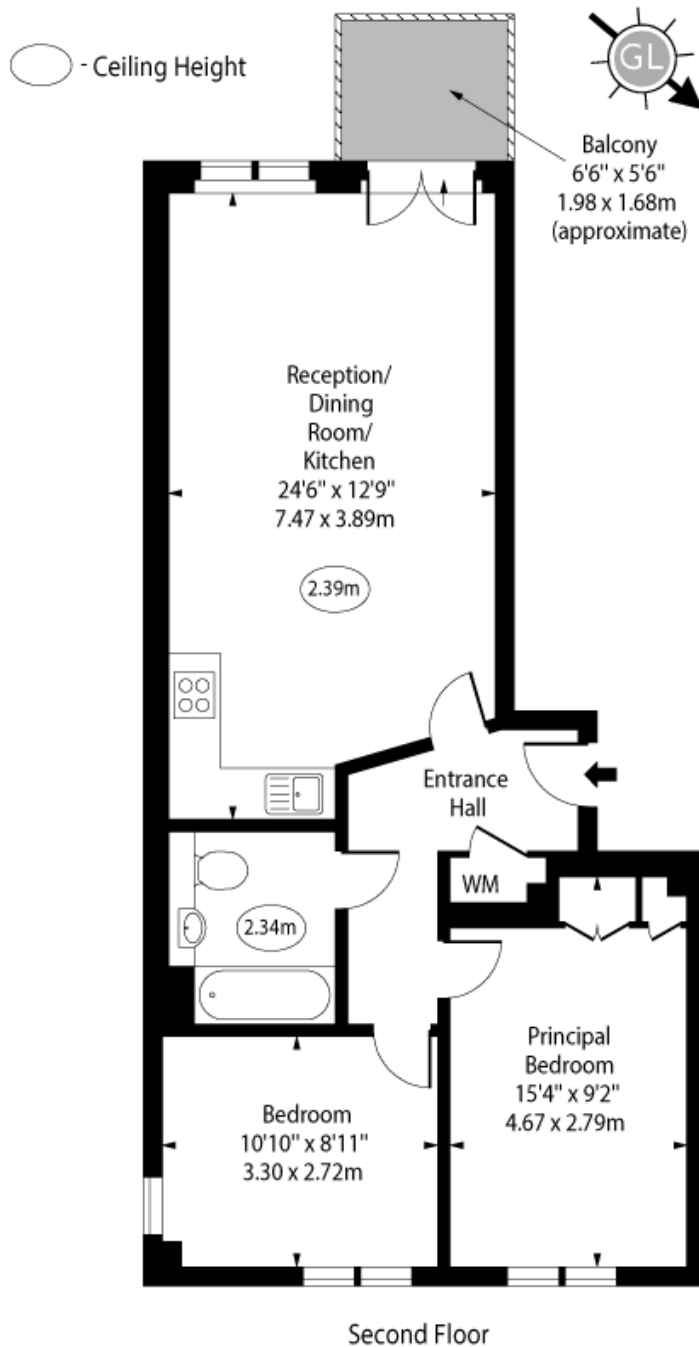
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

# Carronade Court, Eden Grove, N7



Approx Gross Internal Area 673 Sq Ft - 62.52 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 023284M

