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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
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Eden Grove, N7

£475,000 FOR SALE

Apartment - Purpose Built

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Eden Grove, N7

£475,000

Description

Modern 2-Bedroom Apartment | Chain-Free | Prime N7 Location

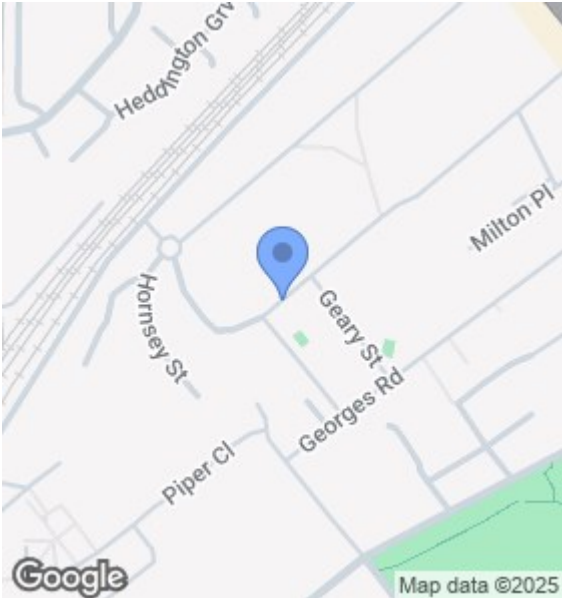
Welcome to this beautifully presented two-bedroom apartment, ideally located in the heart of N7—one of North London's most sought-after postcodes. This stylish, contemporary home offers spacious open-plan living, sleek finishes throughout, and an abundance of natural light.

Key features include:

Two generously sized bedrooms, one with built-in storage

Key Features

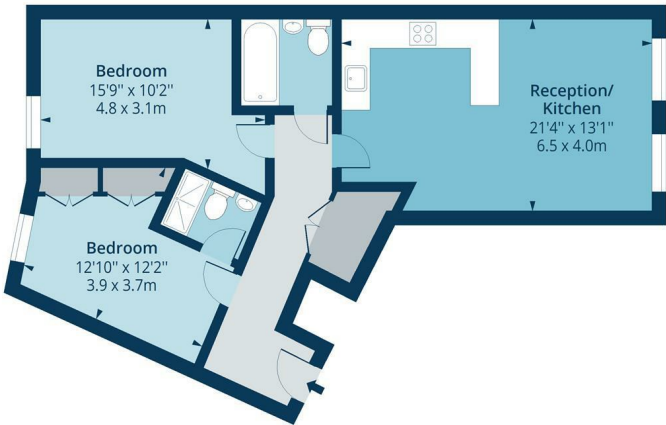
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	0
Council Tax	



Floorplan

Buckler Court, N7

Approx. Gross Internal Area 700 Sq Ft - 65.03 Sq M



Fourth Floor

Floor Area 700 Sq Ft - 65.03 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.