



## CATHERWOOD COURT, MURRAY GROVE, 4 BED APARTMENT

£4,200

A Hemmingfords Collection: A brand new refurbished, four bedroom flat with a private balcony located moments from both Old Street & Angel stations. With its fantastic location and a plethora of key features, this property is perfect for sharers looking for a comfortable and modern living space.

The separate, fully fitted kitchen is a highlight of this property. Equipped with modern appliances and ample storage space.

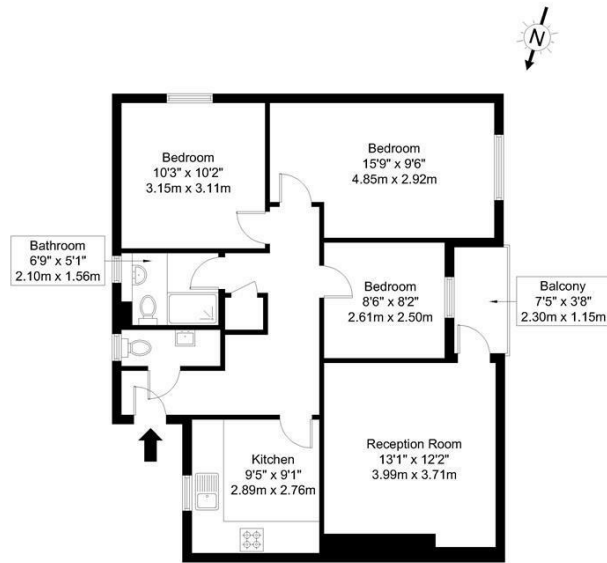
The property features four spacious bedrooms. The abundance of natural light streaming through the windows creates a bright and comfortable atmosphere. The wooden floors add a touch of elegance, making these rooms stylish and inviting.

The modern bathroom is beautifully designed and features bespoke contemporary fixtures and fittings.

**Hemmingfords**

# Murray Grove N1 7NN

Approx Gross Internal Area = 71.2 sq m / 766 sq ft  
 Balcony = 2.6 sq m / 28 sq ft  
 Total = 73.8 sq m / 794 sq ft



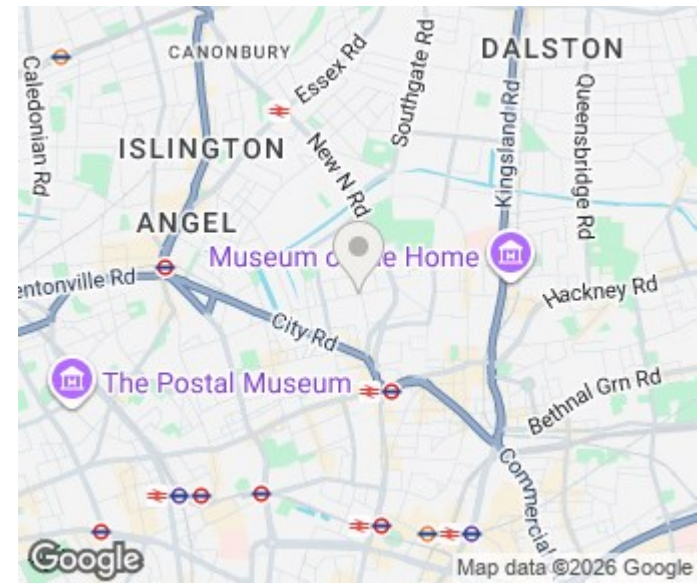
Fifth Floor

Ref:

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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