



Garand Court

Eden Grove, N7

Asking Price £500,000

A beautifully presented two-bedroom apartment positioned on the 2nd floor of this highly regarded modern development. The development is set around a wonderful, landscaped garden and benefits from a concierge & a gymnasium.

CHESTERTONS



Garand Court

Eden Grove, N7

- 2 bedroom second floor apartment
- Private balcony
- Large communal gardens
- Concierge
- Gymnasium
- Superb access to transport including Holloway Road station (Piccadilly Line)



A beautifully presented two-bedroom apartment positioned on the 2nd floor of this highly regarded modern development. The development is set around a wonderful, landscaped garden with seating areas and raised borders filled with mature trees, shrubs and hedging on the upper level sweeping down to lawned section at ground floor level. Accommodation comprises principal double bedroom with built-in wardrobes, second bedroom, bathroom, good storage in the entrance hall and a fabulous, bright 17ft X 16ft open-plan kitchen/ reception room with double doors opening to a private balcony with views across the gardens. The development further benefits from a concierge and a gymnasium. 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. Local delights such as Westerns Laundry can be found on Drayton Park, with Le Peche Mignon on Ronalds Road.

Tenure: Leasehold 229 years 1 months

Service Charge: £3,650

Ground Rent: £150

Local Authority: Islington Council

Council Tax Band: E

Chestertons Islington Sales

327-329 Upper Street

Islington

London

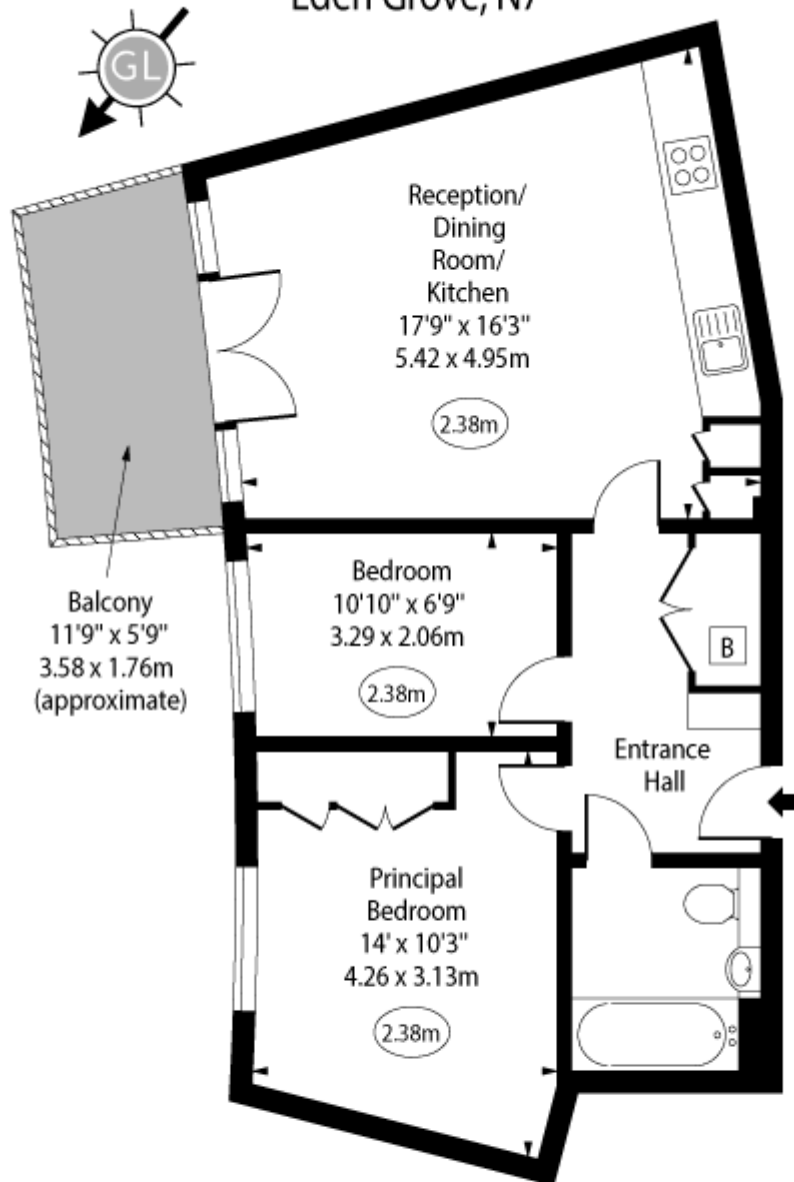
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Second Floor

Approx Gross Internal Area 600 Sq Ft - 55.74 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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