Flat 13 Buckler Court, Eden Grove, London, N7 8EF

GUIDE PRICE £600,000







gatewayresidential.co.uk

Gateway

PROPERTY DESCRIPTION

Guide Price - £600,000 - £625,000 Nestled in a desirable area of North London and part of an exclusive development packed with amenities, this modern apartment offers a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, the property boasts good-sized bedrooms and an en-suite to the master. Residents of this property enjoy exclusive access to a well-equipped private gym, as well as a 24/7 concierge service offering assistance at any hour, enhancing the overall living experience.

This property has superb transport links, with easy access to the wider city and beyond, and is an excellent opportunity for those seeking a stylish and practical home in a vibrant London neighbourhood.

With its modern features and prime location, this property is sure to appeal to a wide variety of buyers.

Contact Gateway today to book your viewing!

- **Furniture Included!**
- **Stylish three-bedroom apartment**
- **Well presented modern kitchen/diner**
- **Spacious open plan living**
- **Three good size bedrooms**
- **En suite to master bedroom**
- **Ample storage space**
- **Lift access**
- **Easy access to Islington, Finsbury Park and Holloway Road**
- **Close to Highbury & Islington and Holloway Road Stations**
















ROOM MEASUREMENTS

Entrance Hall
Featuring carpeted flooring, smooth ceiling, storage cupboard and boiler/utility cupboard.

Open Plan Lounge/KItchen
30'6" x 13'10"
Featuring carpeted flooring and smooth ceiling throughout.

Open plan kitchen featuring integrated Oven, hob and microwave. Tiled flooring and stainless steel splash back.

Lounge and dining area with ample space for furniture.

Master Bedroom
10'11" x16'11"
Featuring carpeted flooring, smooth ceiling and built in wardrobe with access to en-suite bathroom.

En Suite
Fully tiled bathroom with shower cubicle, wash basin and toilet.

Bedroom Two
10'11" x 8'11"
Featuring carpeted flooring and smooth ceiling

Bedroom Three
12'0" x 8'11"
Featuring carpeted flooring and smooth ceiling

Family Bathroom
Featuring bath with overhead shower, wash basin and toilet. Tiled flooring and heated towel rail.

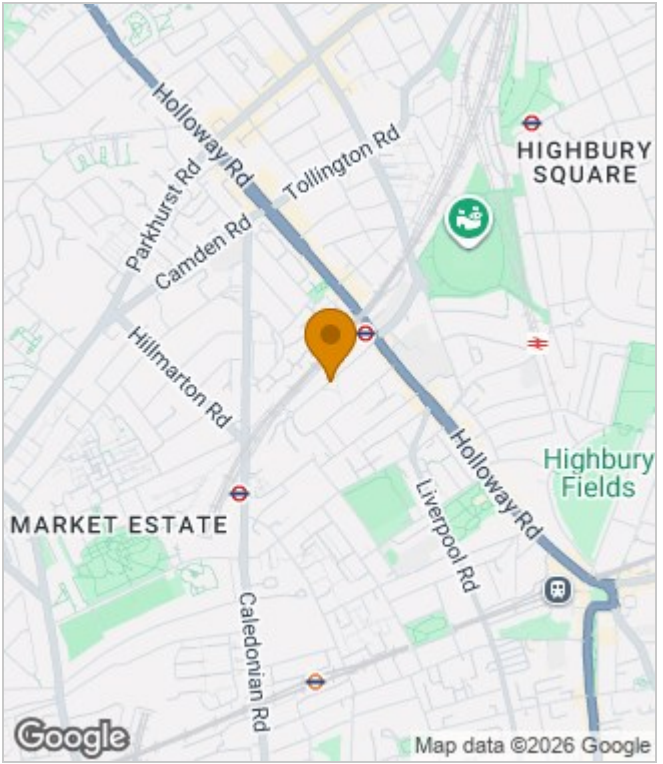
Property Information
Service charge - 3460.06 Half Yearly (6920.12 Annually)
Annual Building Insurance - £1469.74
Insurance arrangement fee - £141.18
Annual Ground Rent - £200

Lease - 250 years from 24 June 2005

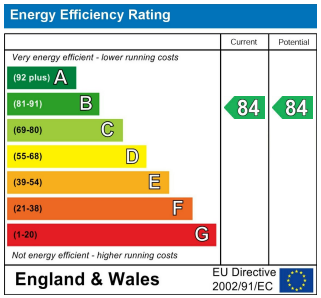
FLOOR PLANS

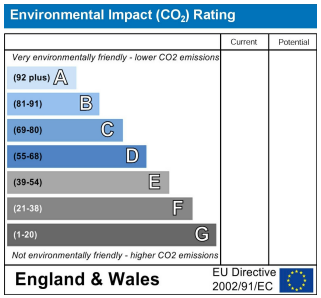


AREA MAP



ENERGY PERFORMANCE GRAPH





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