

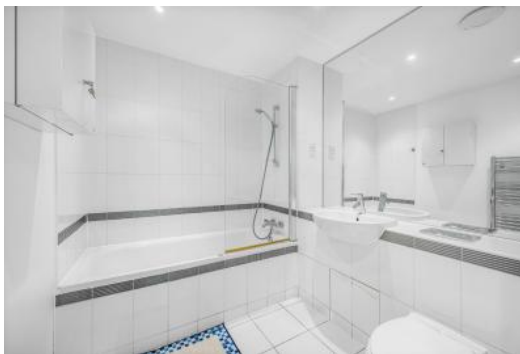


Carronade Court

Eden Grove, N7

Offers in excess of £550,000

A bright and spacious 3 double bedroom apartment located on the 8th floor of the sought after purpose-built development with fantastic views across the London skyline, benefitting from 24 hour concierge, gym and well maintained gardens.



Carronade Court

Eden Grove, N7

- 3 double bedroom apartment
- Principal bedroom with en-suite shower room
- Spacious dual aspect open-plan kitchen/ reception/ dining room
- Private balcony
- Secure allocated parking space
- Communal gardens
- Concierge



A bright and spacious 3 double bedroom apartment located on the 8th floor of the sought-after purpose-built development with fantastic views across the London skyline, benefitting from 24 hour concierge, gym and maintained gardens.

The property is well-proportioned and comprises; master bedroom with a range of built-in storage and en suite shower room, 2 further double bedrooms, modern family bathroom with bath and overhead shower, impressive large dual aspect open-plan kitchen/living area with balcony offering far reaching views of the London skyline. 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 228 years 10 months

Service Charge: £6782

Ground Rent: £200

Local Authority: Islington

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

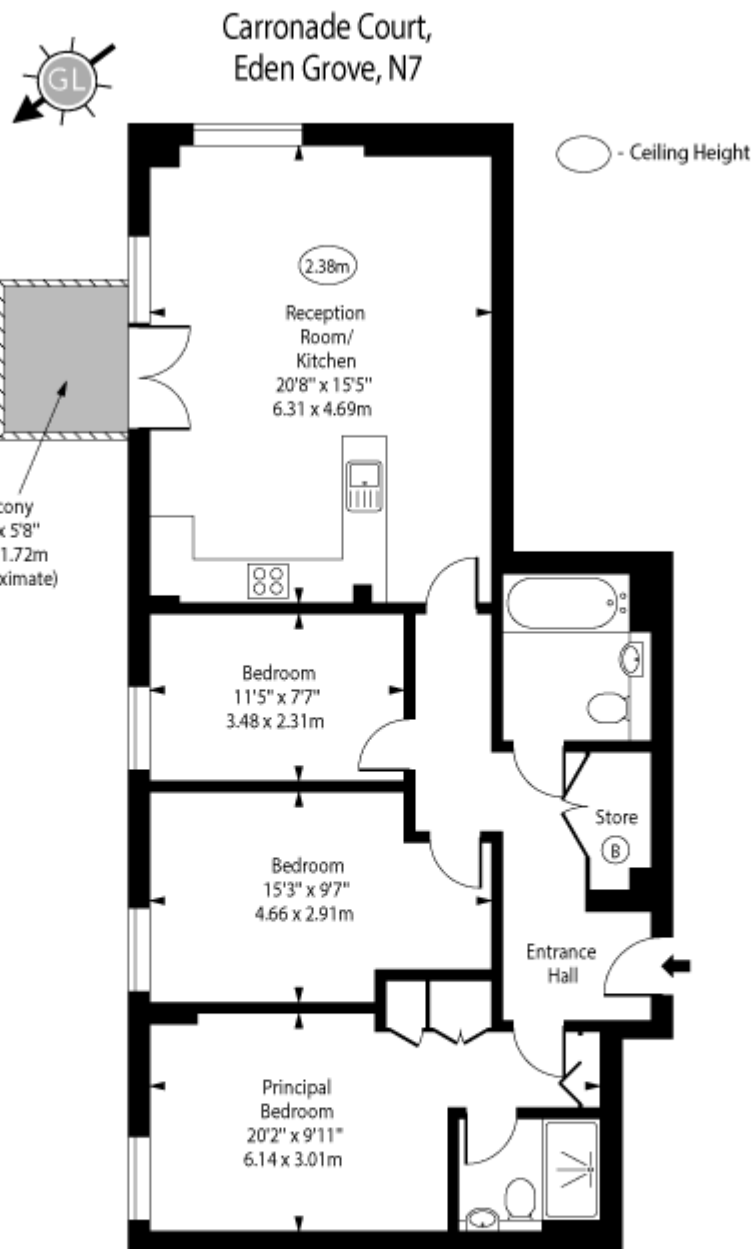
London

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Eighth Floor

Approx Gross Internal Area 945 Sq Ft - 87.79 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 IPMS 2. Not To Scale.

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Ref. No. 027851J

