



Garand Court, Eden Grove, N7 8EW
£2,250 pcm

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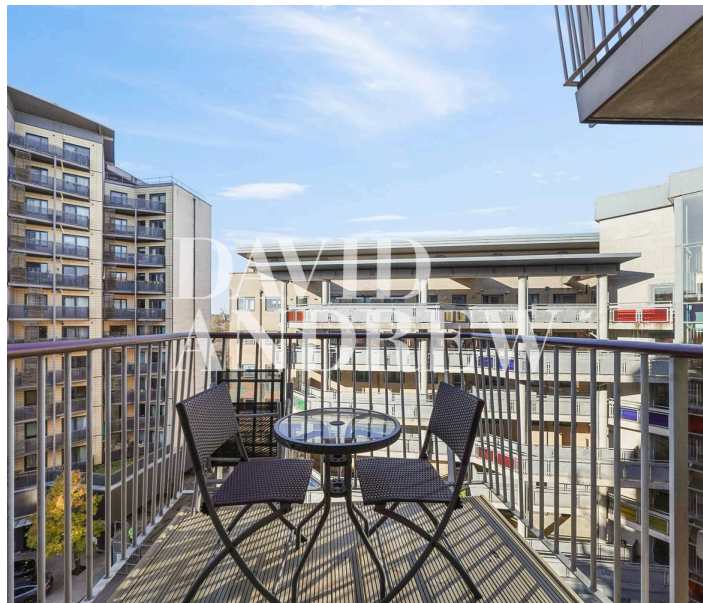
A well-presented one-bedroom apartment with private balcony, set on the sixth floor of a highly sought-after modern development with concierge, ideally located moments from Holloway Road and Highbury & Islington Stations. The property has recently undergone a full redecoration, which is not yet reflected in the current photographs.

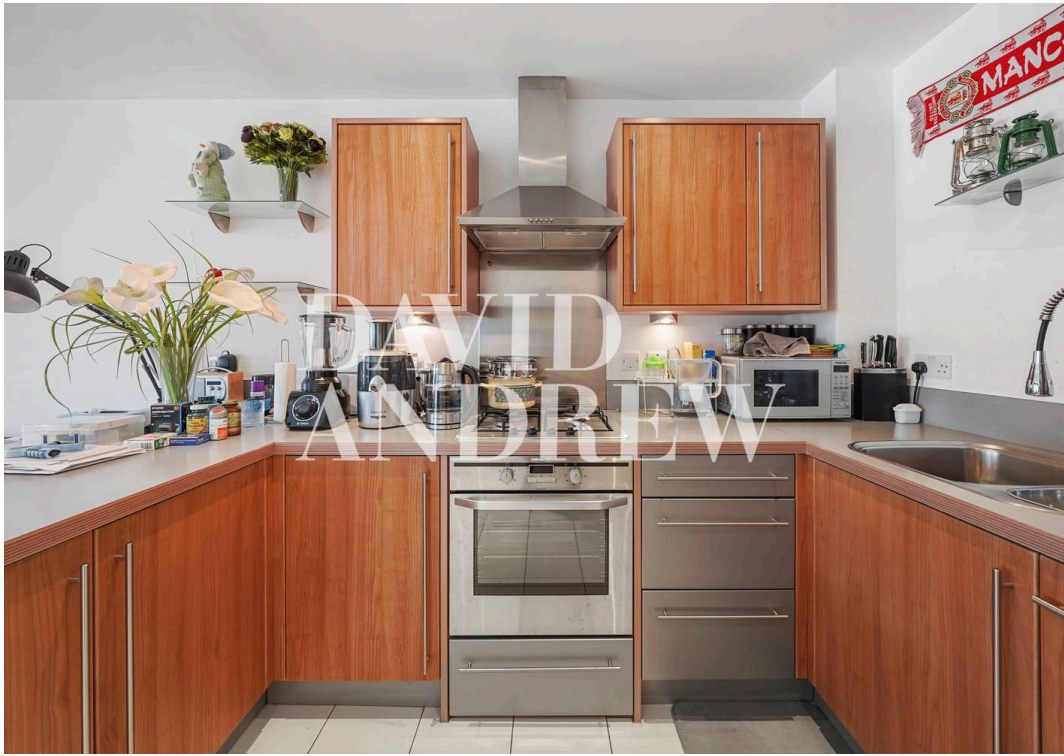
This stylish apartment offers a spacious open-plan living area with a fully fitted modern kitchen, a generously sized double bedroom with fitted wardrobes, and a contemporary bathroom finished to a high standard. Additional benefits include ample storage throughout, double-glazed windows, central heating, a private balcony, and access to a communal garden and secure bike storage. Residents also benefit from the convenience of a dedicated concierge service.

The property is superbly positioned within close proximity to Holloway Road Underground and Highbury & Islington Stations, as well as Drayton Park Station and the open green spaces of Highbury Fields. Offered unfurnished. Available from the 25th of October.

Council Tax band: D / EPC Energy Efficiency Rating: B

- One Bedroom Apartment
- Private Balcony
- Concierge Service & Communal Garden
- Comprising 546 sqft / 50.7 sqm
- Modern Fully Fitted Kitchen
- Double Glazed Windows
- Walking Distance From Holloway Road Station and Highbury & Islington Station
- Offered Unfurnished
- Available 25th October



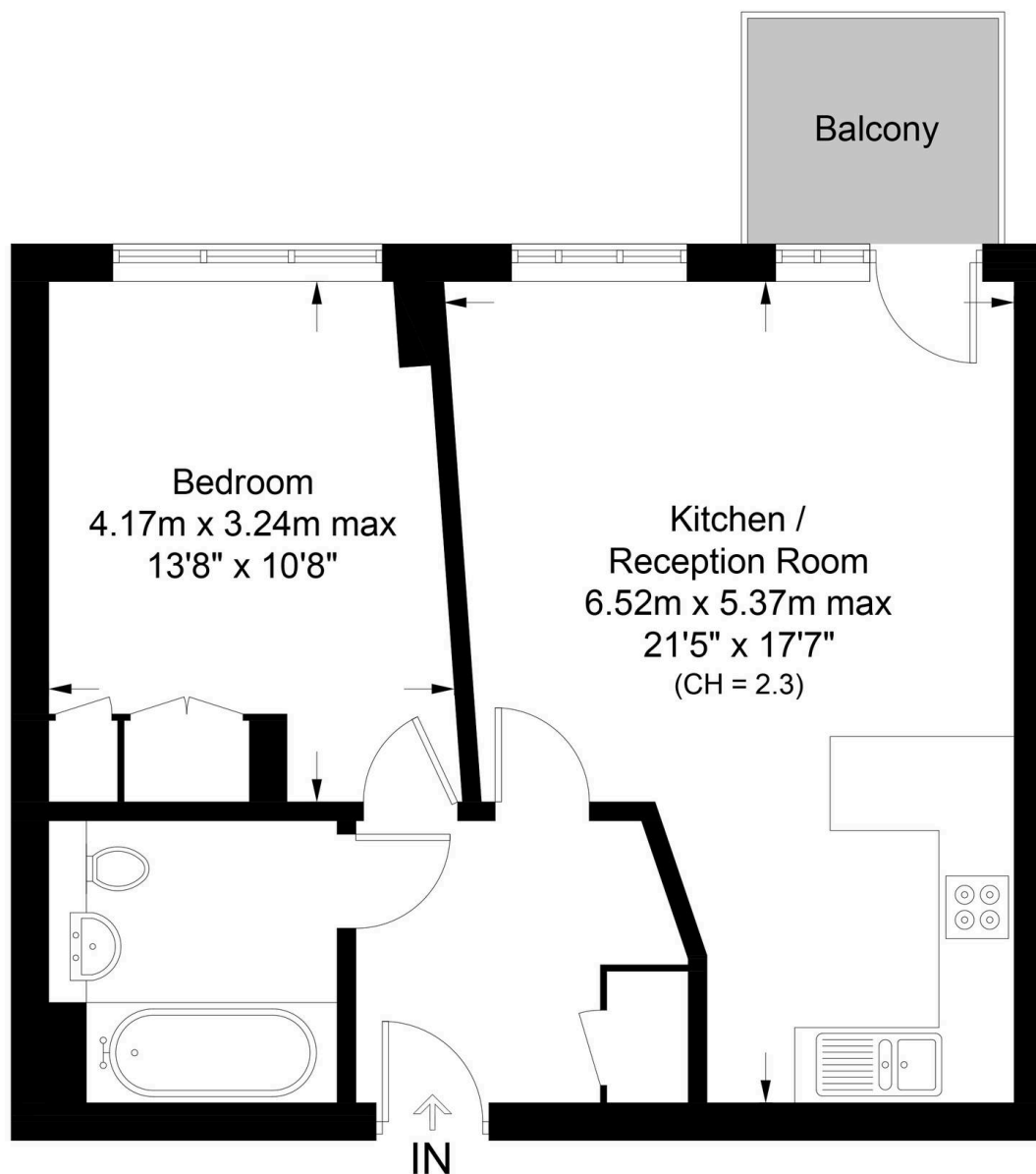




Garand Court, N7

Approximate Gross Internal Area = 546 sq ft / 50.7 sq m

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Sixth Floor

scan to book
a viewing



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID?????)

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as been exercised in the
of these particulars,
out the property must not be
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and rely upon their own
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