



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

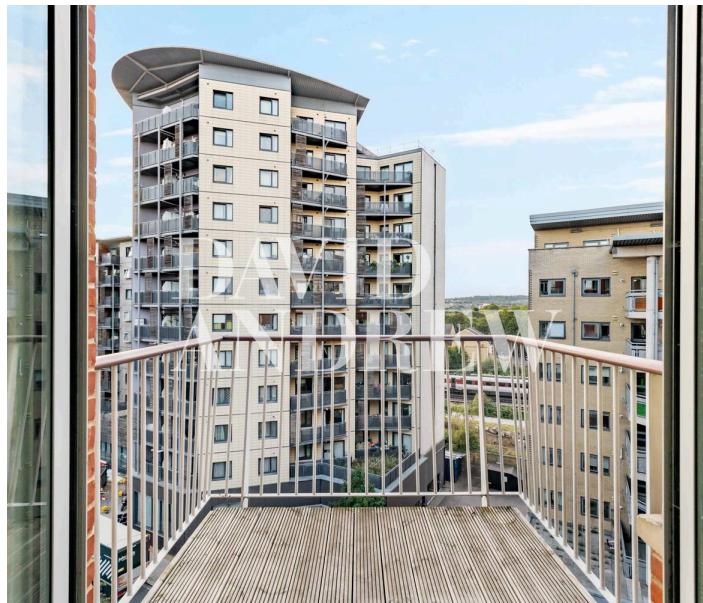
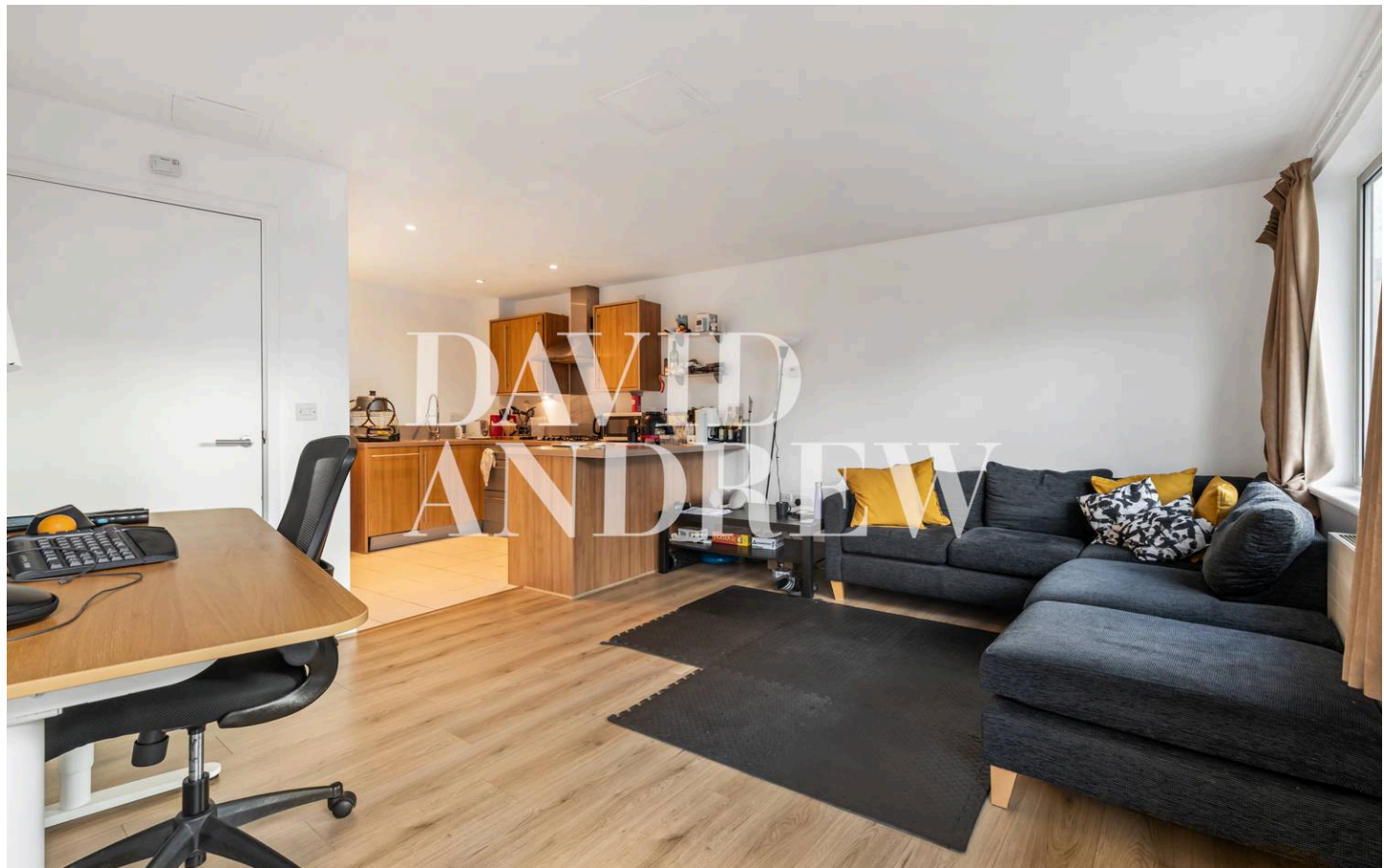
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A beautifully presented one-bedroom apartment with a private balcony, set on the sixth floor of a highly sought-after modern development with concierge, perfectly positioned moments from Holloway Road and Highbury & Islington Stations. This stylish home features a bright and spacious open-plan living area with a fully fitted contemporary kitchen, a generously sized double bedroom with fitted wardrobes, and a modern bathroom finished to an excellent standard. The apartment further benefits from ample storage throughout, double-glazed windows, efficient central heating, and a private balcony ideal for outdoor relaxation. Residents also enjoy access to a landscaped communal garden and secure bike storage, along with the added convenience of a dedicated concierge service.

Superbly located within close proximity to Holloway Road Underground, Highbury & Islington Station, Drayton Park Station, and the expansive green spaces of Highbury Fields, the property offers exceptional transport links and a vibrant selection of local amenities. Offered Unfurnished and available from the 24th of February.

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

- One Bedroom Apartment
- Private Balcony
- Comprising 51 sq mt / 548 sq ft
- Modern Fully Fitted Kitchen
- Double Glazed Windows
- Ample Storage
- Concierge Service & Communal Garden
- Walking Distance From Holloway Road and Highbury & Islington Stations
- Offered Unfurnished
- Available 24th of February





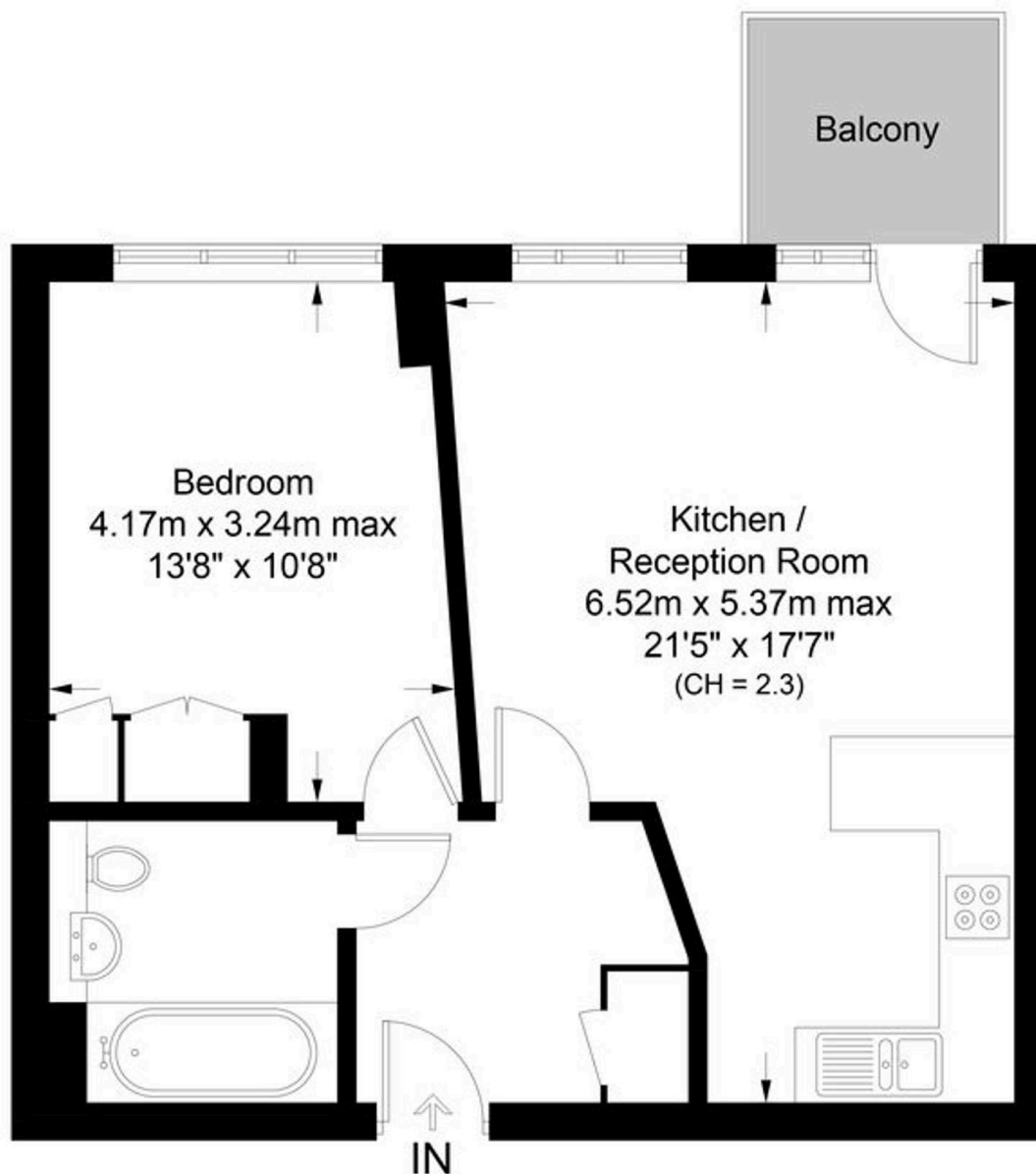


Garand Court, N7

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

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Sixth Floor



**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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