

**Carronade Court, Eden Grove, Holloway
2 Bedroom Flat**

Price: £576 pw



- ✓ Two Double Bedrooms
- ✓ 24hr Concierge

- ✓ Private Balcony
- ✓ 6th Floor

Carronade Court, Eden Grove, Holloway

Bryan Estates are pleased to offer this roomy two bedroom apartment situated in this sought after development.

The newly decorated property comes with a stunning fully fitted kitchen and open plan living room, leading you out onto a private balcony overlooking the London sky-line. The property further comprises two large double bedrooms and a large contemporary family bathroom.

The property is just moments from the excellent amenities of the Holloway Road and the boutiques, bars and restaurants of Upper Street. Holloway Road and Caledonian Road (Piccadilly Line) are both a moments walk, and Highbury and Islington (Victoria Line) is just a short walk away. Drayton Park National Rail is also nearby taking you directly into Moorgate. There are many strong bus routes taking you into Angel, the City and West End.



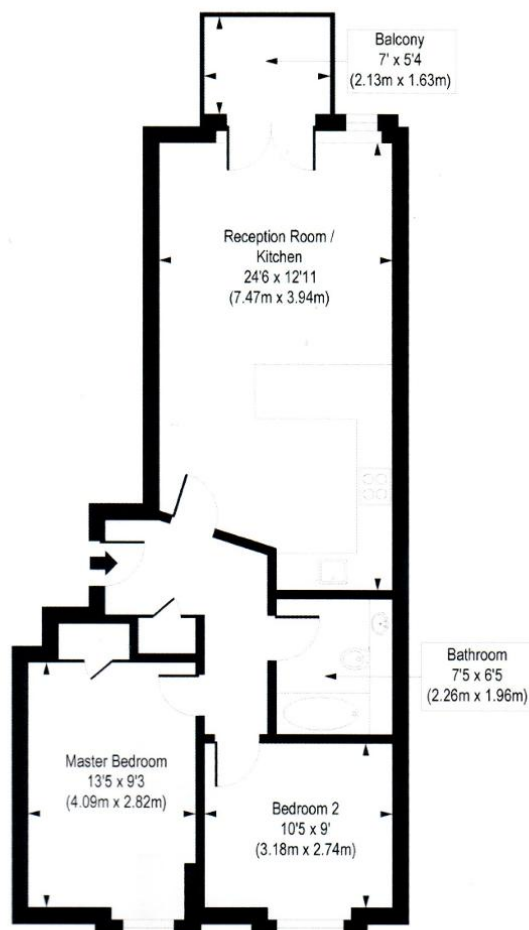
Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Floorplan

Carronade Court, Eden Grove, N7

Approx. Gross Internal Floor Area 673 sq. ft / 62.52 sq. m



Sixth Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Energy Performance Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		