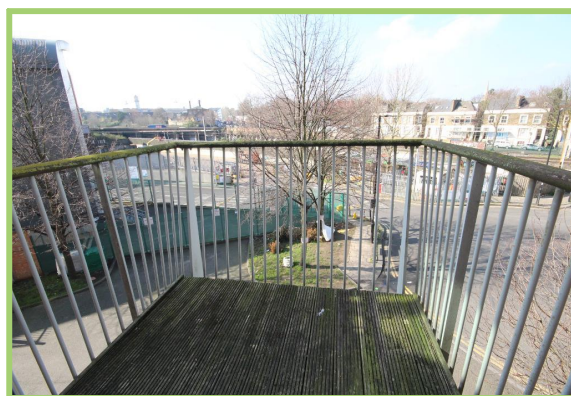


**Carronade Court, Eden Grove, Holloway
 1 Bedroom Flat**

Price: £426 pw



- ✓ One Bedroom Flat
- ✓ Private Balcony
- ✓ Furnished

- ✓ 2nd Floor
- ✓ Open Plan Kitchen/Living Room
- ✓ Residents Gym

Carronade Court, Eden Grove, Holloway

Bryan Estates are pleased to offer this roomy one bedroom apartment situated in this sought after development with residents gym.

The bright and modern property comes with a fully fitted kitchen and open plan living room, leading you out onto a private balcony overlooking the London sky-line. The property further comprises a large double bedroom with built in wardrobes and a large contemporary 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.

Energy Performance Rating

Energy Efficiency Rating

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