



Eden Grove, N7 8EB

£425,000  
Leasehold



# Eden Grove

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Leasehold

This delightful 1-bedroom first floor flat would make an ideal purchase for a first-time buyer or its excellent rental returns would provide a great option for investors. Presented in good condition, the property comprises one double bedroom, a modern bathroom, good storage, large open plan reception/ kitchen with access to a sunny and South facing balcony. The flat further benefits from a use of a communal garden and gym. Being offered to the market with no onward chain should make this a easy choice.

Garand Court is ideally situated within walking distance of Holloway Road Underground Station and King's Cross St. Pancras (Northern, Victoria, Piccadilly, Circle, and Hammersmith & City Lines), Drayton Park Overground is also only a short walk providing excellent transport links. The nearby open spaces of Whittington Park, Parkland Walk, and Elthorne Park offer plenty of outdoor leisure opportunities. Additionally, the vibrant Holloway Road is close by, featuring a

- 543 sqft / 50.2 sqm
- 210 Year lease
- 1st Floor
- Sunny, South facing balcony
- Large kitchen/reception
- Gym
- Chain free
- Communal garden





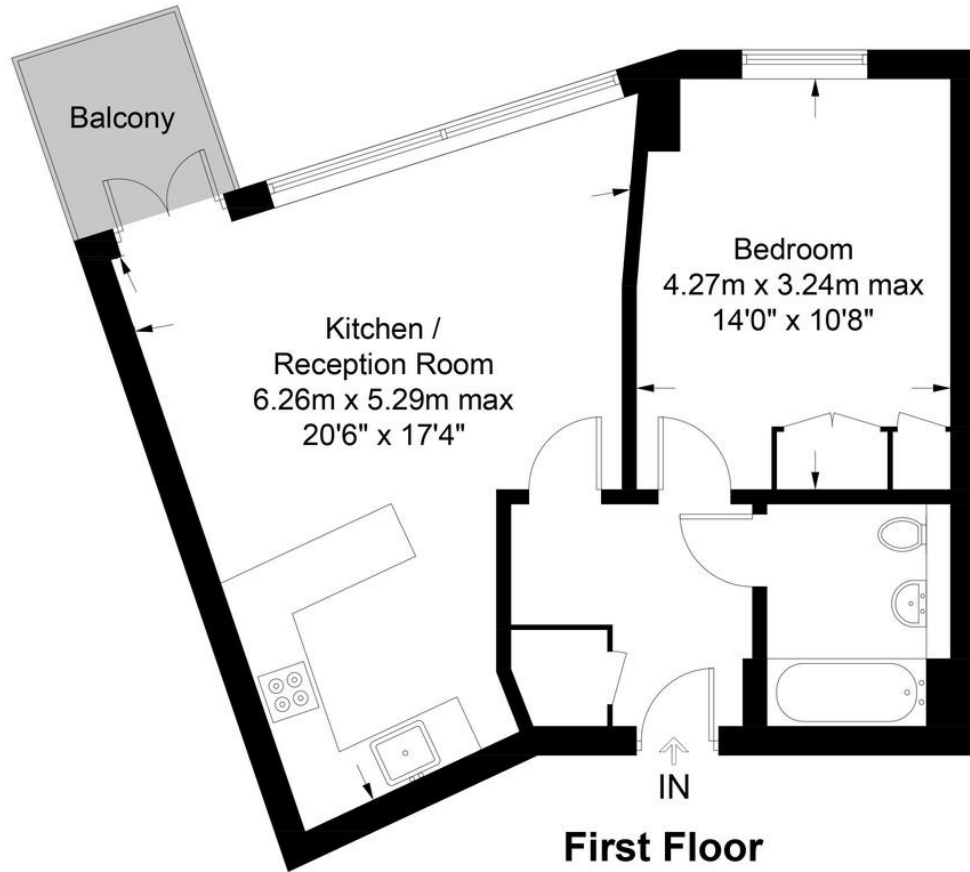


# Garand Court, N7

Approximate Gross Internal Area = 543 sq ft / 50.5 sq m

# DAVID ANDREW

your most valuable asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Archway Office

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London, N19 5SE

T (0)20 7619 3750

### Highbury Office

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London N5 2XE

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### Stroud Green Office

167 Stroud Green Road  
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### General Contact



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. (ID1158512)

**Certified Property Measurer**



# DA

DAVID ANDREW your most valuable asset

### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.