





BUCKLER COURT, EDEN GROVE, LONDON, N7

OFFERS IN EXCESS OF £500,000 LEASEHOLD

A 830 SQ. FT. TWO BEDROOM, TWO BATHROOM APARTMENT ONLY 0.2 MILES TO HOLLOWAY ROAD STATION

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

Standing at 830 sq. ft. (approx.) this bright modern two double bedroom, two-bathroom apartment is located on the first floor of this sought after development. The property comes with fully fitted kitchen with state-of-the-art Veissman app-controlled boiler, an airy open plan living room, and a private winter balcony. The development also benefits from on-site 24-hour concierge, landscaped communal gardens and a communal gym.

The property is just moments from the excellent amenities of the Holloway Road and the boutiques, bars and restaurants of the Upper Street. Holloway Road station is only 0.2 miles, Caledonian Road station at 0.5 miles, and Highbury and Islington station is at 0.7 miles distance. 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.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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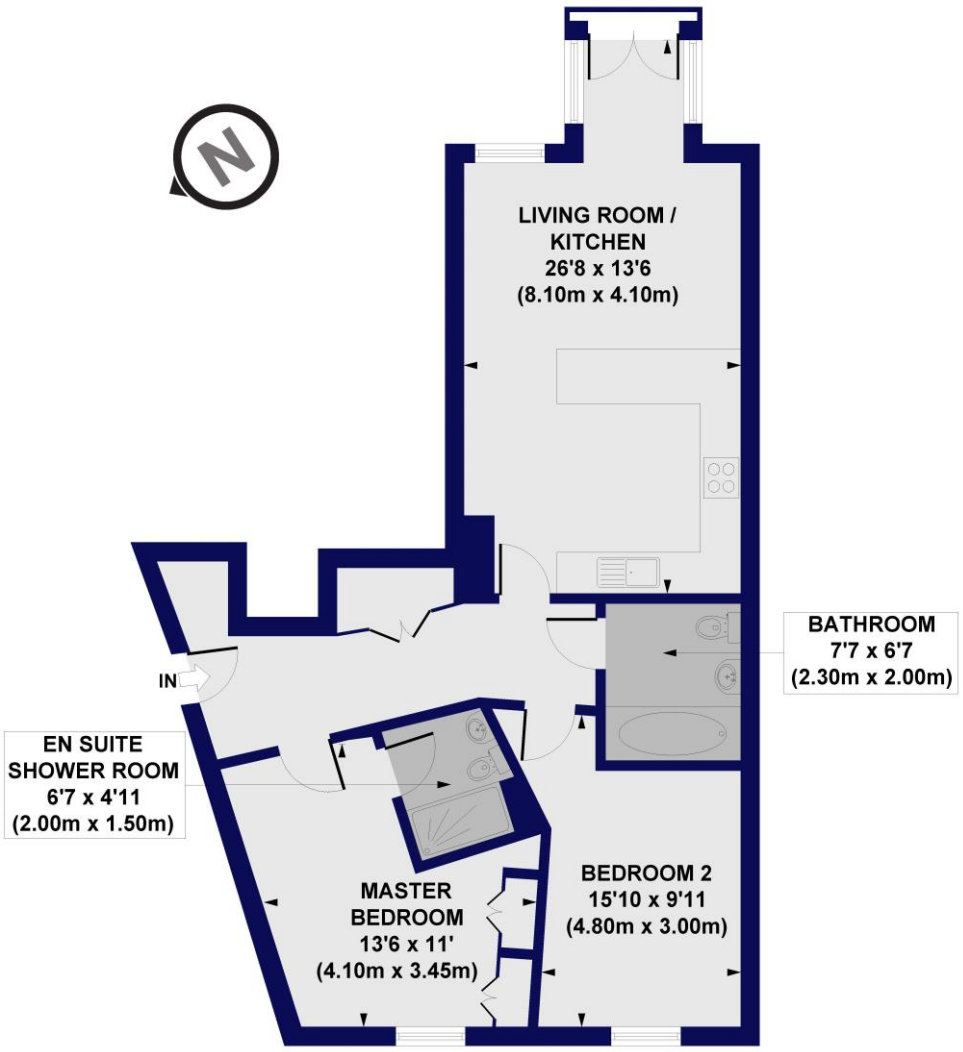




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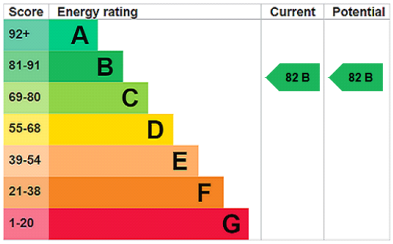
Approx. Gross Internal Floor Area 830 sq. ft / 77.13 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/ISL260159

Tenure: Leasehold

Term: 229 year and 3 months (Subject to change)

Service Charge: £5336 per annum (approx.)

Ground Rent: £ 75 Annually (Subject to review)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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