



EDEN GROVE, LONDON, N7
£850,000 FREEHOLD

**A SIZEABLE, FOUR BEDROOM FAMILY HOME
 SET ACROSS THREE FLOORS AND A SOUTH
 FACING GARDEN.**

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DESCRIPTION:

A substantial, four-bedroom family home positioned on a quiet street in Holloway, N7. Standing at 1,267 sqft, the property is set across 3 floors and is perfect for any growing family looking for a wealth of space in a fantastic location. Accommodation comprises of a god sized eat in kitchen leading out to a 35ft, south facing garden. The first floor occupies the reception room spanning the full width of the house, master bedroom, shower room and walk in wardrobe. A further three bedrooms can be found on the second (top) floor, while the property is completed with a further utility room, plenty of storage throughout and a downstairs wc.

Eden Grove is a quiet street 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 short distance, and Highbury and Islington (Victoria Line) is only 0.6 miles away. Drayton Park National Rail is also nearby taking you directly into Moorgate. There are many bus routes taking you into Angel, the City and West End.

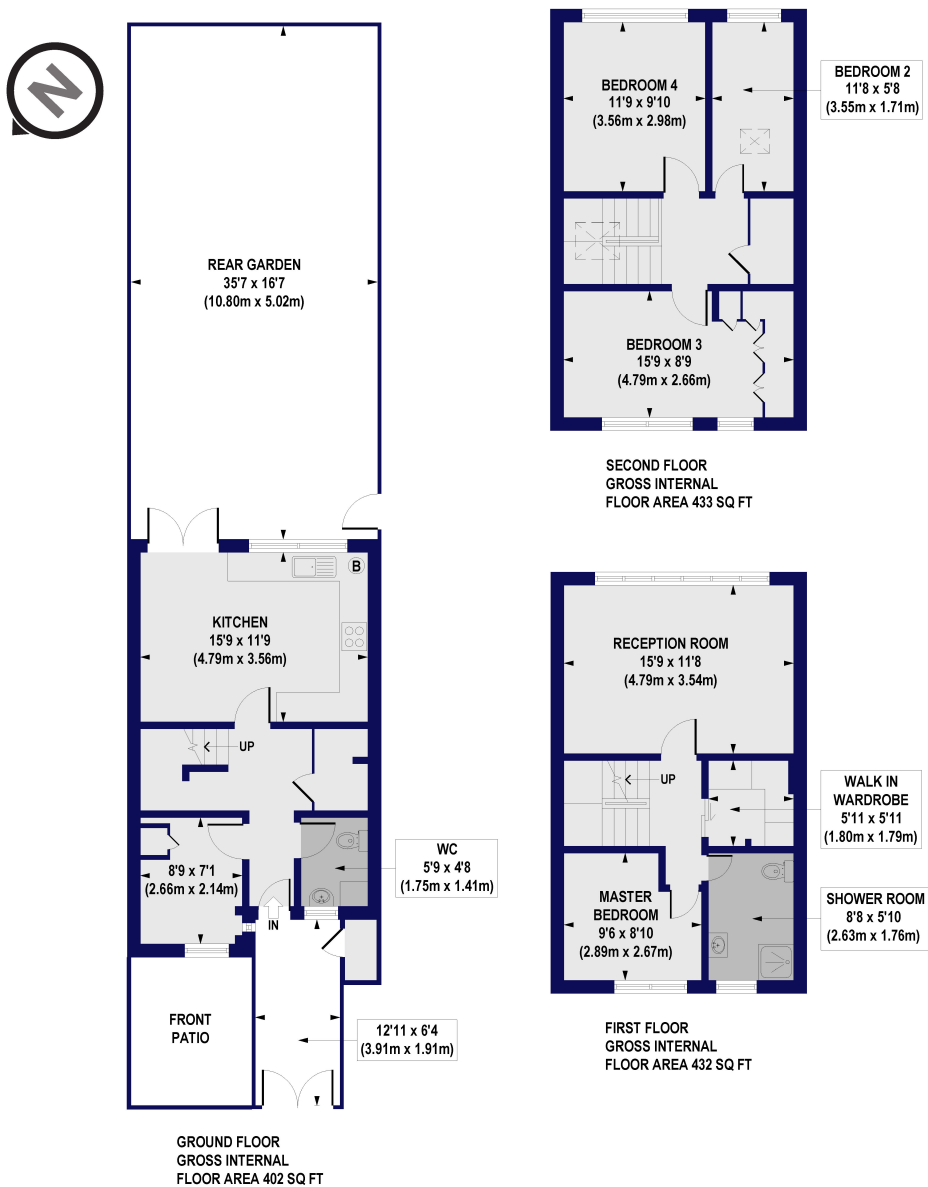
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Eden Grove, N7

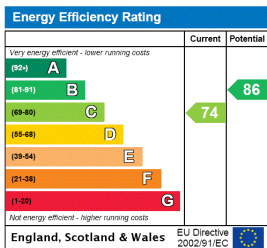
Approx. Gross Internal Floor Area 1267 sq. ft / 117.75 sq. m



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.



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