

Islington Office

1 Theberton St
London
N1 0QY

T 020 7354 3283

F 020 7704 9590

E islington@edmundcude.com

**EDEN GROVE, ISLINGTON, N7**
£315 per week**Preliminary Details**

This newly refurbished and well presented one bedroom first floor flat has the benefit of a lift and a 24 hour concierge, with fob entry for access to the building. Other benefits include a balcony, flushes of natural light into both the bedroom and living room. The reception room and fully fitted kitchen are open plan, and offers spacious living and plenty of storage. This flat is ideal for a single professional or a professional couple. With easy access into Central London and the City and moments from Holloway Tube station, this apartment has the advantage of an on site gym with free use for residents also. The apartment is offered fully furnished with a plasma screen TV

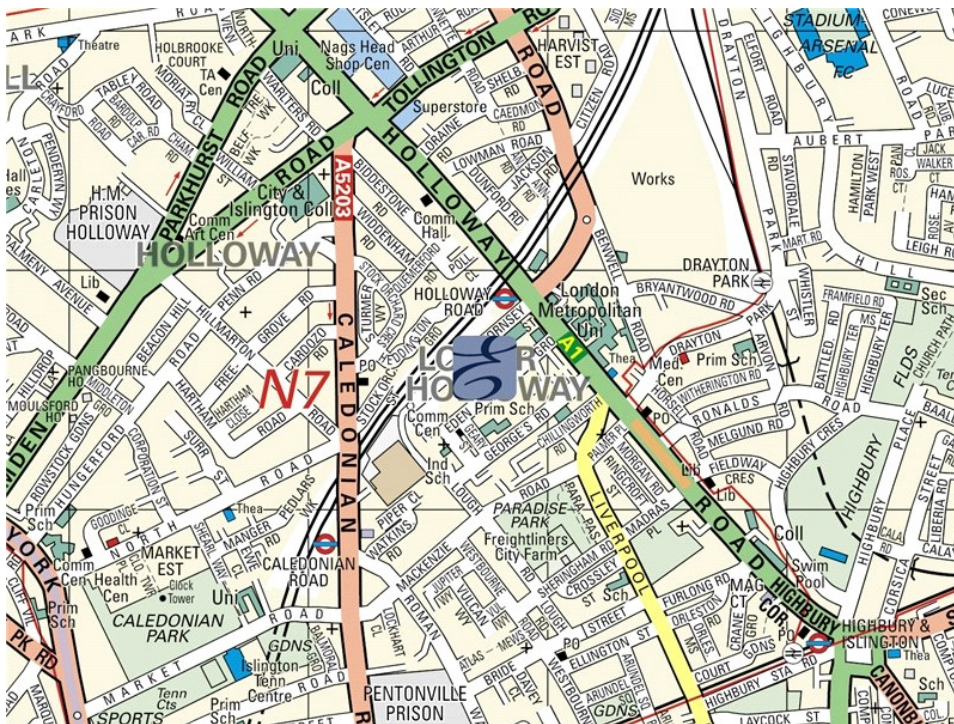
**1 Bedroom • 1 Bathroom**

1 Theberton St, London, N1 0QY
T 020 7354 3283 F 020 7704 9590 E islington@edmundcude.com
www.edmundcude.com



Area Overview

Much gentrified in recent years, Islington has become very popular with city professionals and young families alike. Upper St, the beating heart of Islington, offers an enormous choice of upmarket bars, restaurants and shops. Many of the period properties are Georgian terraces, but several new and luxurious apartment blocks replete with gyms, restaurants and swimming pools, have recently been completed.



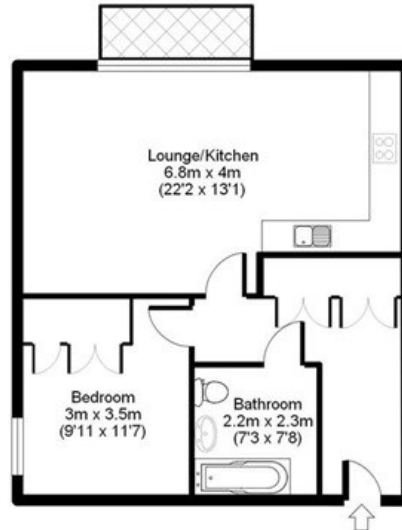
Eden Grove, Islington  Holloway Road (0.1M),  Caledonian Road (0.4M),  Highbury & Islington (0.5M)

Council Tax Bands



Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Garand Court N7

APPROX GROSS INTERNAL FLOOR AREA: 548 sq. ft / 51 sq. m



Floorplan for identity purposes only.
Measurements are approximate and not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	80	83	(69-80) C	78	81
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR EDEN GROVE, ISLINGTON, N7



Emirates Stadium

The home of Arsenal football club, the Emirates Stadium is the third largest stadium of its kind in the UK with a capacity of over 60,000. Located in North London, the stadium is remarkable piece of modern architecture, providing a first class sporting experience, as well as a well-earned reputation as a leading conference and music venue.

🚶 500m (8 mins) from Eden Grove



Highbury Fields

With over 29 acres of greenery to enjoy, Highbury Fields is Islington's largest open space. It is a welcome and quite unexpected bit of serenity away from the city's hustle and bustle, perfect for quiet strolls or entertaining the kids in one of the best playgrounds the north has to offer.

🚶 800m (13 mins) from Eden Grove



York Way

With a diverse range of independent traders, York Way provides a lifeline for the local community. Nearby is the Lord Stanley pub which is rightly popular with locals and offers excellent gastropub style food.

🚶 1000m (17 mins) from Eden Grove



The Alwyne Pub

The Alwyne is a friendly and lively pub in the heart of Islington, which has the well earned reputation as one of the best pubs in north London. Looking like a small castle from the outside, it is famous for its popular beer garden, hog-roast, great food and a variety of drinks, along with a cosy and welcoming atmosphere with a hugely varied clientele.

🚶 1200m (20 mins) from Eden Grove



The Unicorn

A delightful pub located on the corner of Brecknock and Camden Roads, which attracts a wide range of customers due to its friendly and welcoming atmosphere. Now self styled as a "rock pub", it offers a good range of free live music throughout the week, pub games and a great selection of beers, wines and spirits.

🚶 1200m (20 mins) from Eden Grove



Camden Square

Located between Kentish Town and Camden Town, Camden Square provides an informal, but stunning open gardens, providing a diverse and sustainable habitat for wild birds, along with a vibrant activity centre for young children.

🚶 1500m (25 mins) from Eden Grove