



Benham&Reeves

## **Garand Court, Eden Grove, N7**

£400 per week, £1,733 per month + fees

 1 Bedroom    1 Bathroom    Furnished

A contemporary apartment set in a popular development close to the amenities of Highbury and Islington. Well-located for Holloway Road Tube station in Zone 2, which is served by the Piccadilly Line, offering services into central London in less than 15 minutes.

Please [click here](#) for full detail

## Property features

**1 Bedroom | 1 Bathroom | Reception | Furnished | Fitted Kitchen | EPC-B | Private Balcony and Communal Gardens | Residence Gym | 24 Hour Concierge, Lift | Nearby Holloway Road Tube Station**

For more information about this property,  
please call our Highgate branch on

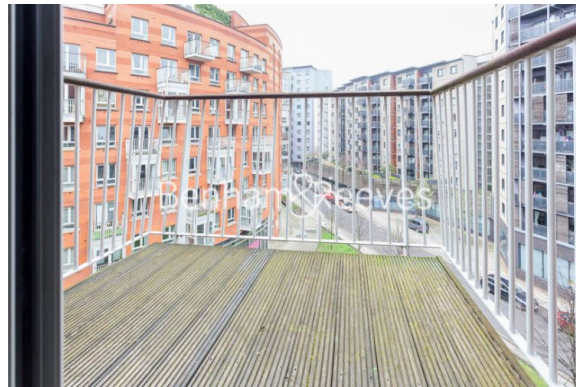
**020 8341 2335**

Redress & Client Money Protection :

Benham and Reeves are members of The Property Ombudsman redress scheme and have Client Money protection with ARLA Propertymark. You can find more information on our website at <https://www.benhams.com/membership/>



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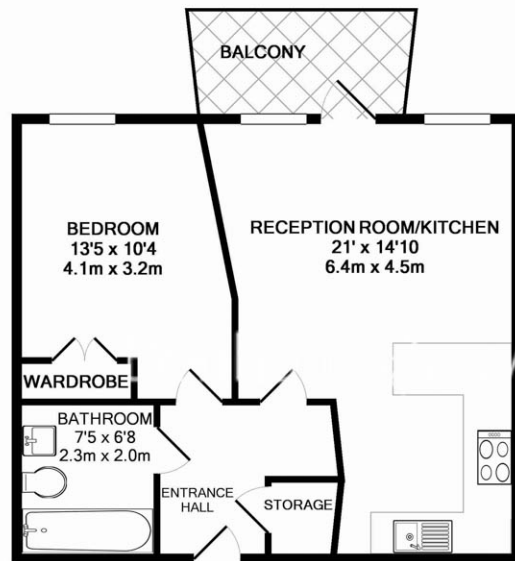




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5TH FLOOR  
TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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