



## Buckler Court, Eden Gove, London, N7, N7 8GQ

- £750 Weekly
- Available 30 August 2024
- Furnished
- Two double bedrooms
- Two bathrooms
- Approx. 850 sq ft
- 24 hour concierge
- Residents gym
- Communal garden
- 1st floor with lift

Two double bedroom apartment in a popular modern development with 24 hour concierge, a residents gym and well maintained communal gardens.

The apartment has approximately 840 sq ft of internal accommodation and is located on the 1st floor with lift access, also giving easy access to the gardens at the same level. It has wood floor throughout and is well apportioned with two good sized double bedrooms and two bathrooms, one being an en-suite to the main bedroom, as well as a spacious reception room with an open-plan fully fitted kitchen.

Conveniently placed away from the main road, the apartment is well located for easy access to Holloway Road Station (Piccadilly Line) which is approximately a one minute

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MANAGEMENT



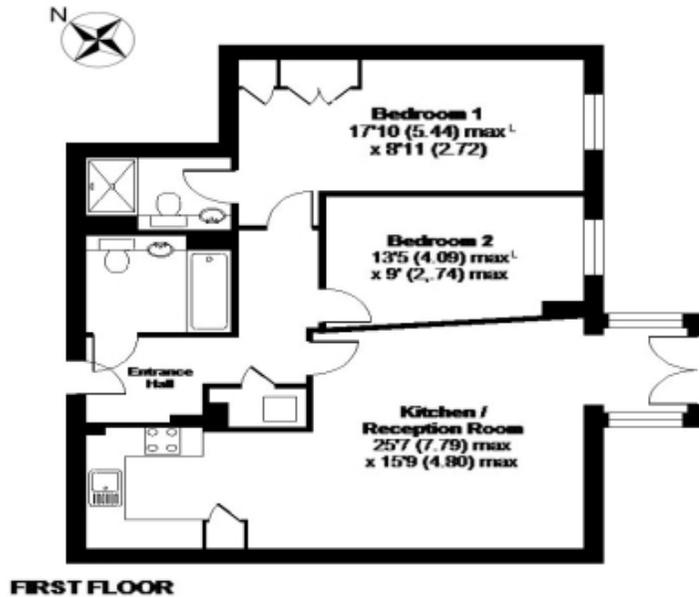
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## MANAGEMENT

### Eden Grove, London, N7

APPROX. GROSS INTERNAL FLOOR AREA 839 SQ FT 77.9 SQ METRES



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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