



17 Heaven Tree Close, London, N1 2PW

£3,748 Per Calendar Month

# 17 Heaven Tree Close, London N1 2PW

Alwyne Estates are delighted to present this spacious split level three bedroom, two bathroom property set within a secure gated mews development in Canonbury.

The property comprises three generously sized double bedrooms, two bathrooms, an additional WC, a fully equipped kitchen, separate living room, a private garden and ample storage throughout.

The gated development provides a safe and peaceful environment for its residents, complete with private parking and a bike storage unit. It is an ideal choice for professionals and families seeking a quiet setting while remaining close to amenities and excellent transport links.

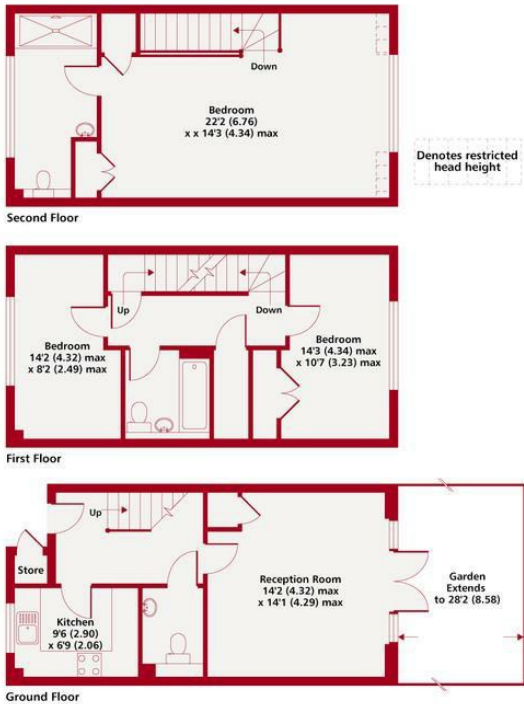
Canonbury Station is positioned within a stone thrown away, offering access to the Overground Line. Highbury & Islington Station is also within easy reach providing connections to the Victoria Line, Overground and National Rail services. Essex Road Station is nearby as well, with direct route into the City.

The property is offered unfurnished and will be available from early July.

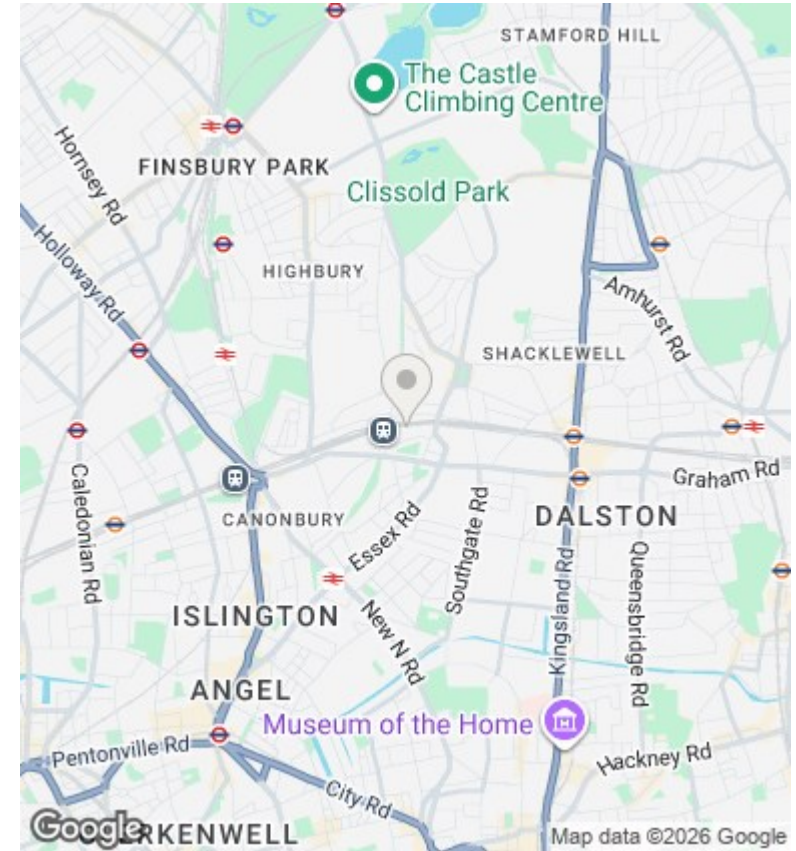


Council Tax Band: F





Heaven Tree Close N1  
 Total internal floor area (Includes restricted head height & Excludes Store)  
 1201 sq ft 111.6 sq metres  
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## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>75</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



