

BEAUX ARTS BUILDING, MANOR GARDENS N7 £650,000 SHARE OF FREEHOLD

A well presented split-level chain-free apartment, set on the third and its upper floor of The Beaux Arts Building, which has a lift, and has three communal gardens, two shared roof terraces, a communal gym and sauna and 24/7 concierge.





Manor Gardens is located off Holloway Road, nearest tube stations being Archway (Northern line), Finsbury Park (Victoria & Piccadilly lines - including its overground station with connections to Moorgate and Kings Cross) and Holloway Road (Piccadilly line) and close to Upper Holloway overground station, local bus services, shops and Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

This super flat, which has an underground parking space, is set on the third and its upper floor and offers well-proportioned living accommodation. The property comprises a reception room with good sized windows, and with access to a fitted kitchen, stairs from the reception room leading up to a mezzanine area that the owner is using as a lounge/guest bedroom and we have been advised by the owner the previous owner used as a second bedroom. There is also a shower room on the third floor. The flats main stairs then lead up to a study area with access through to a bedroom which has fitted wardrobes/storage.

A word from the owner....."We have loved living in our truly one-of-a-kind apartment. Far-reaching views out to Highgate Hill offer a sea of greenery (best appreciated from the upstairs windows at perfect 'breakfast in bed' height!). The double-height living room is an amazing place to host dinner/drinks, flooded with light from the two huge windows. The Mezzanine provides a versatile space; previously a full-time bedroom, we have used it as a crafting/music area, and guest bedroom for our family who regularly stay over."

TENURE:	999 Years Lease from 3rd December 2021
SHARE OF FREEHOLD:	
SERVICE CHARGE:	£1,227.23 – Period 01.10.24 to 31.12.24 – Including major works
Parking:	We have been advised by the owner - Underground parking space
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Hyperoptic.
Construction Type:	We have been advised by the owner brick, concrete and iron girders
Heating:	Electric heaters

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without Freeholder consent (not unreasonably withheld). Not to keep any bird reptile, dog or other animal in the Demised Premises without the previous consent in writing of the Freeholder. At all times to cover and keep covered with carpet and underlay except the kitchen and bathroom which should be properly and suitably covered.

Council Tax: London Borough of Islington - Council Tax Band: E (£2,347.32 for 2024/25).



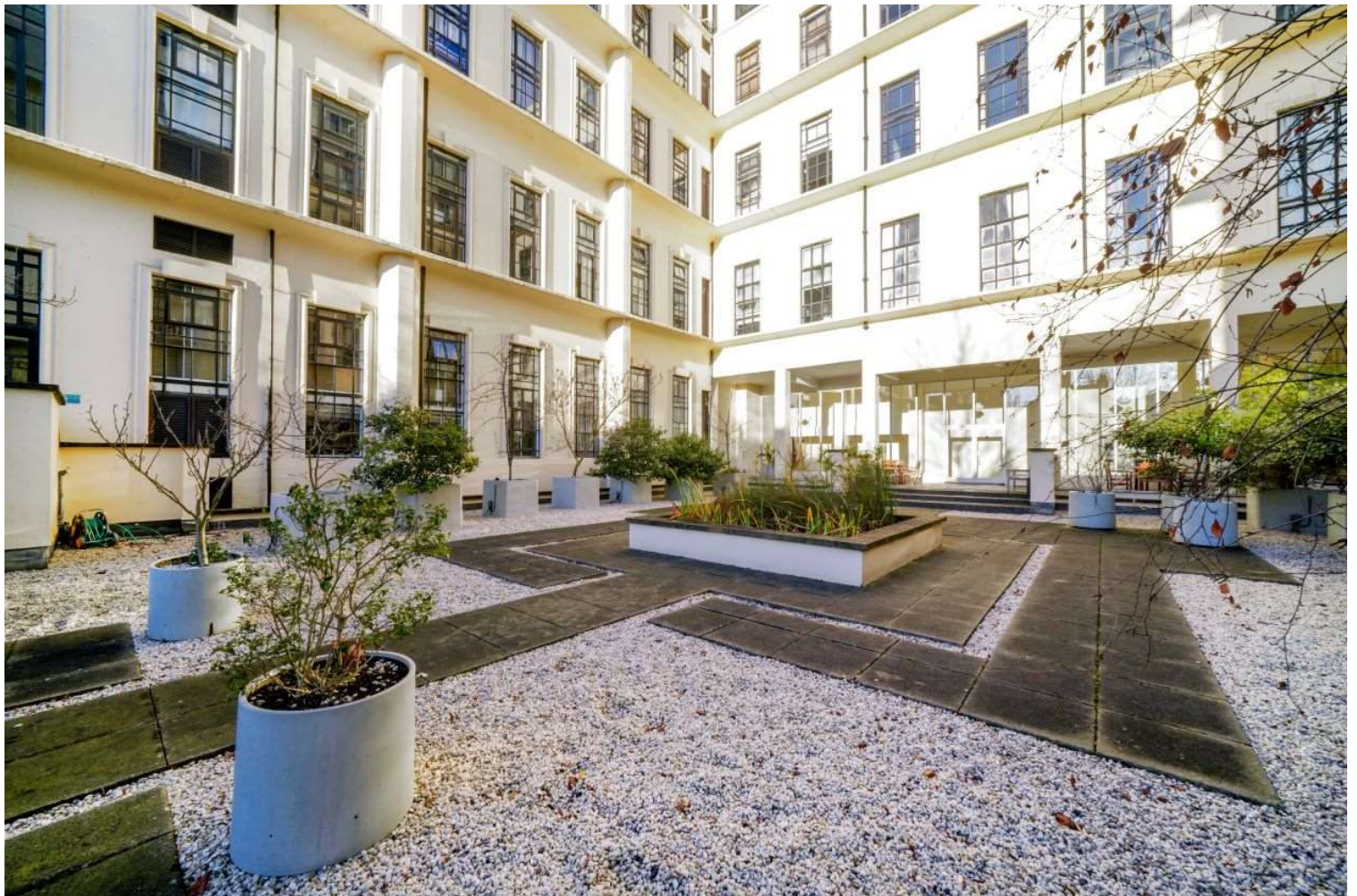








One view of the entrance hall area of the Beaux Arts Building above

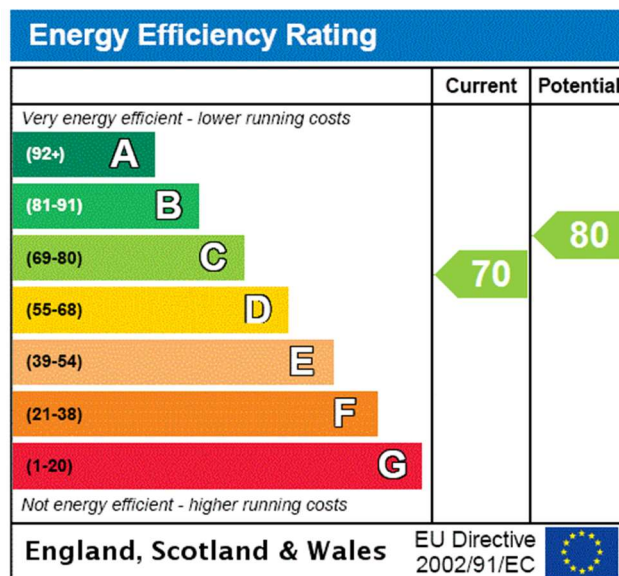






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.



Manor Gardens, N7 6JW

Approx Gross Internal Area = 84.79 sq m / 913 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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