

**BEAUX ARTS BUILDING, MANOR GARDENS N7
OFFERS IN EXCESS OF
£450,000 SHARE OF FREEHOLD**

A well presented and stylish one bedroom apartment, set on the third floor of The Beaux Arts Building, which has a lift, and has three communal gardens, shared roof terraces, a communal gym, sauna and concierge service.





Manor Gardens is located off Holloway Road, nearest tube stations being Archway (Northern line), Holloway Road (Piccadilly line) and Finsbury Park (Victoria & Piccadilly lines - including its overground station with connections to Moorgate and Kings Cross) 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 is set on the third floor and comprises a reception room with access to a fitted kitchen, a bathroom and a bedroom which has fitted wardrobes.

A word from the owner.....“The ideal first home sweet home! Soaring ceilings and perfectly proportioned rooms with ample storage offer a sanctuary of calm. Picture evenings bathed in golden sunsets visible from the quiet street-facing windows. Step outside to the lush communal gardens/rooftop terrace to connect with friendly neighbours (furry ones included!), or to simply lose yourself in a book under the sun - a perfect blend of peaceful retreat and social hub!”

TENURE:	999 Years Lease from 22nd December 2021
SHARE OF FREEHOLD:	
SERVICE CHARGE:	£910.58 – Period 01.10.24 to 31.12.24 – Including major works
Parking:	We have been advised by the owner none, long term rents of secure underground car parking available - Resident on street parking with permit
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:	To be advised
Heating:	Electric heating

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 Flat without the written permission of the Freeholder. At all times keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.

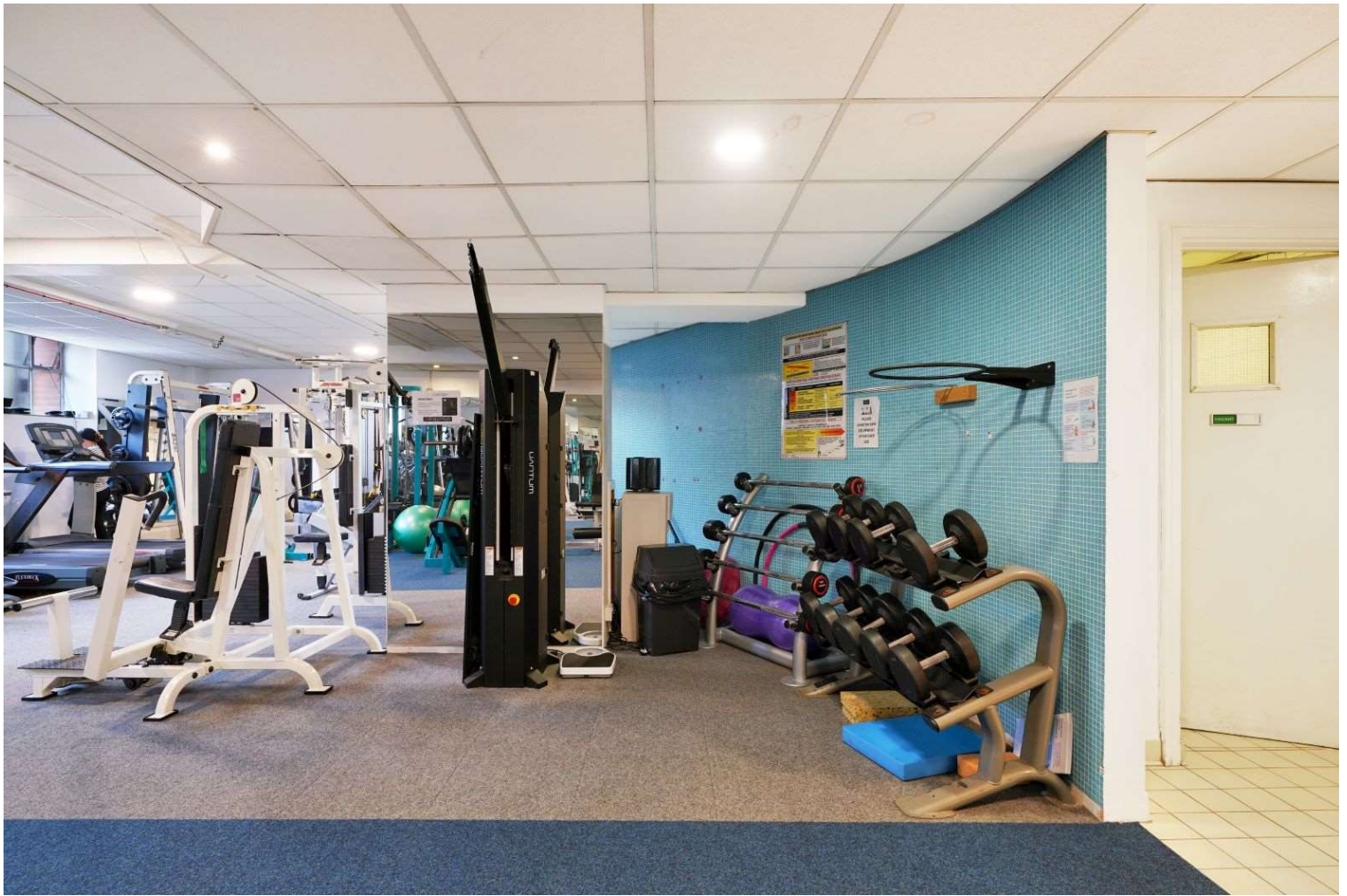
Council Tax: London Borough of Islington - Council Tax Band: E (£2,347.32 for 2024/25).







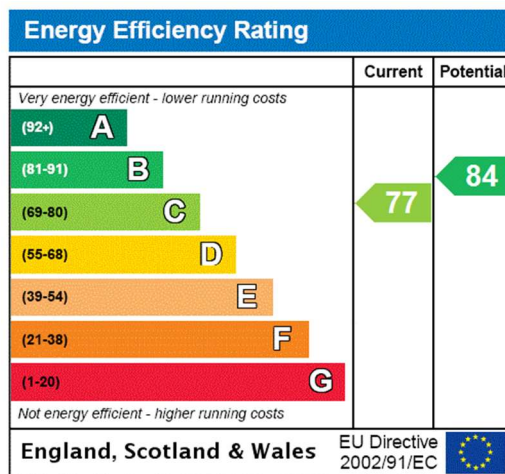






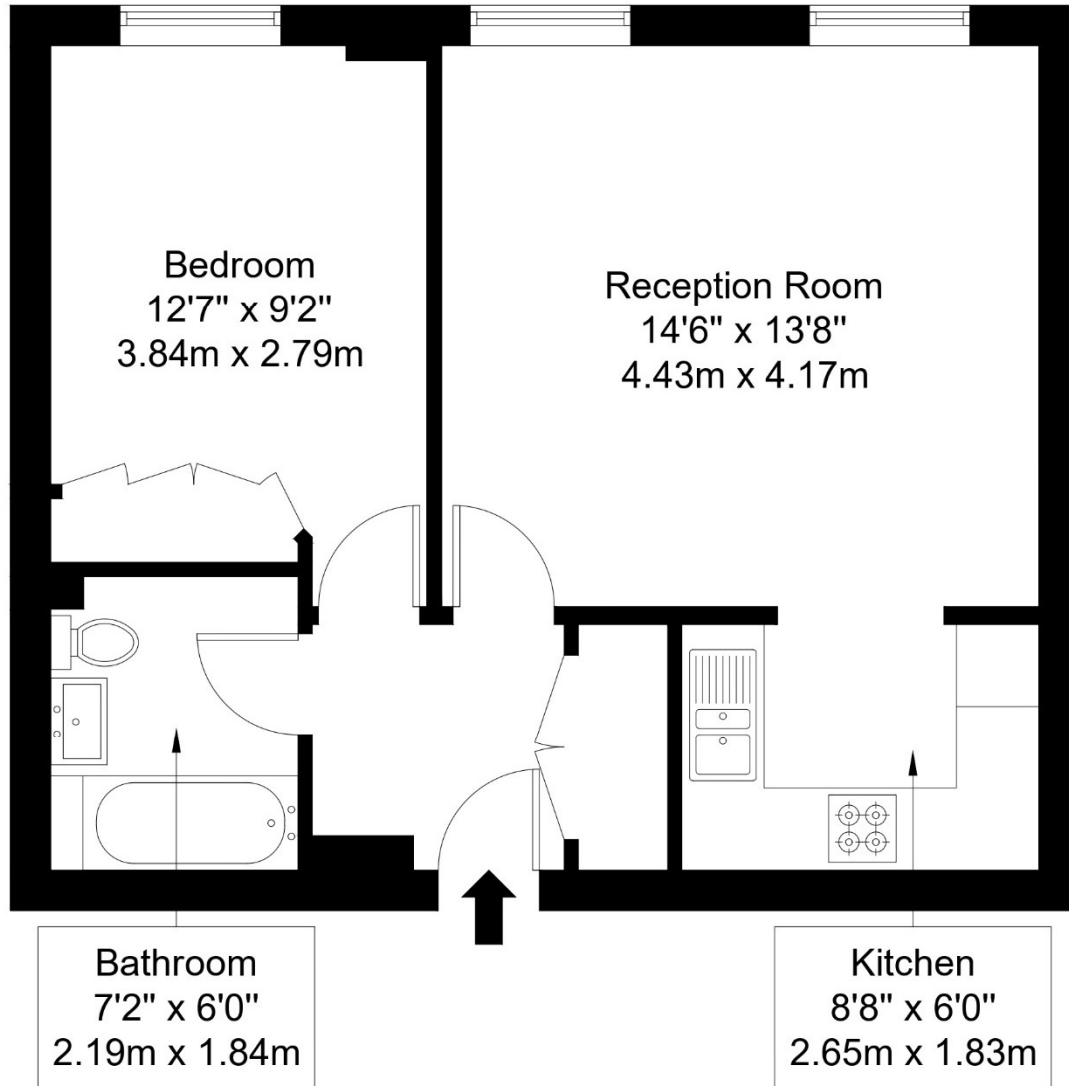
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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 6JS

Approx Gross Internal Area = 45 sq m / 484 sq ft



Third Floor

Ref :

Copyright **BLEU
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.

Copyright @ BleuPlan