



# The Beaux Arts Building

Manor Gardens, N7

Asking Price £685,000

A stylish two bedroom split level loft style apartment set on the first floor of this landmark portered building. The apartment has recently been updated by the current owner offering sleek, stylish living with a wealth of living and entertaining space highlighted by the double volume windows offering an abundance of natural light. The upper level has the master bedroom, the mezzanine second bedroom and stunning bathroom.



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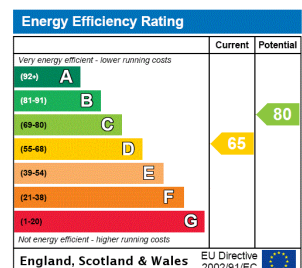
## Manor Gardens, N7

- Two bedroom loft style apartment
- Tastefully decorated throughout
- Double height dual aspect windows
- Family bathroom and downstairs WC
- 24 hour concierge
- Private secure parking space
- Gym, roof terrace and gardens
- Excellent location



The building itself offers a gymnasium, steam room, sauna, roof terrace, 24 hour concierge and well kept, landscaped communal gardens. Ideally located for the excellent shopping entertainment and transport links with a choice of Holloway Road (Piccadilly Line) Finsbury Park (Victoria Line/National rail) and Archway Station (Northern Line) underground stations. The property is available chain free.

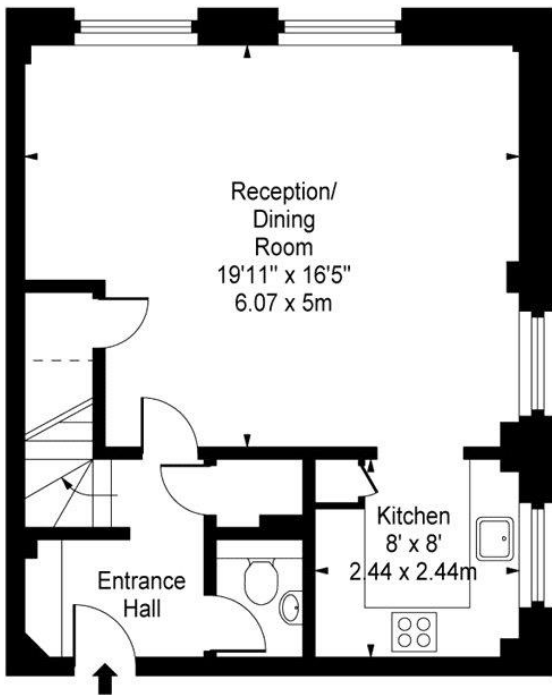
**Tenure:** Share of Freehold with a lease of 996 years remaining.  
**Service Charge:** £5135 per annum.  
**Ground Rent:** TBC  
**Local Authority:** Islington Borough Council  
**Council Tax Band:** E



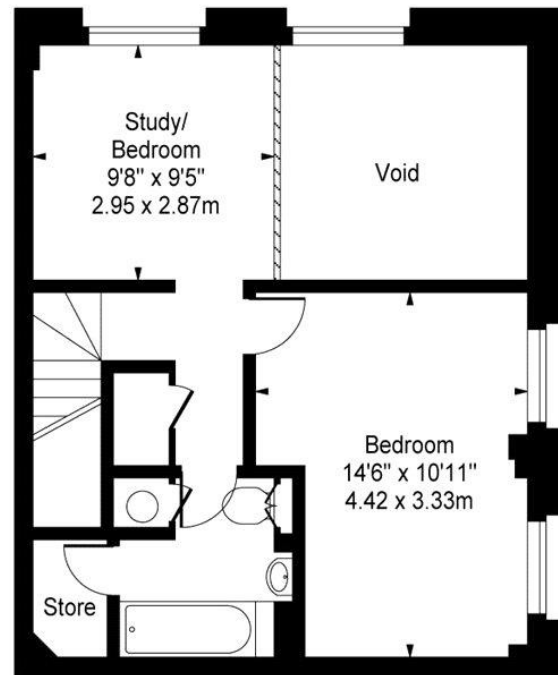
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**Beaux Arts Building,  
Manor Gardens, N7**



First Floor



Second Floor

**Approx Gross Internal Area 887 Sq Ft - 82.40 Sq M**  
(Excluding Void)

For Illustration Purposes Only - Not To Scale  
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