



The Beaux Arts Building 10-18

Manor Gardens, N7

Asking Price £550,000

A fantastic apartment on the 2nd floor of a superb purpose built block complete with a communal garden and allocated off-street parking. This well presented and wonderfully bright property boasts in excess of 800 sq. ft of space and has a double bedroom plus an additional mezzanine bedroom and a generously proportioned reception area with very high ceilings. Furthermore there is a stylish bathroom and a separate WC. Share of freehold and being sold chain-free.

CHESTERTONS



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- Allocated parking
- Two bedrooms
- Porter and gym
- Excellent location
- Share of freehold



The building itself offers a communal 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) and Archway Station (Northern Line) underground stations.

Tenure: Share of Freehold with a lease of 995 years remaining

Service Charge: £5,572 per annum

Ground Rent: £0

Local Authority: Islington London Borough Council

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		87
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

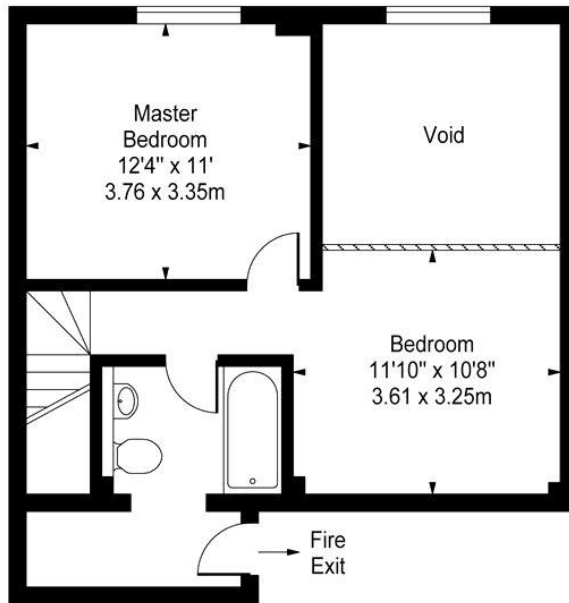
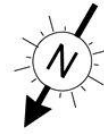
NW1 7PP

camden@chestertons.co.uk

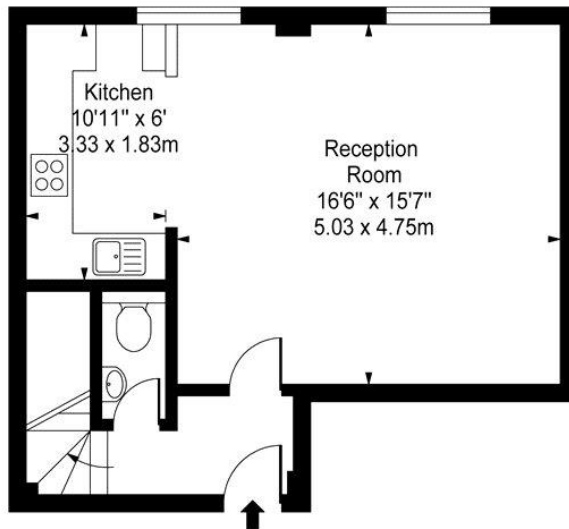
020 7267 2053

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Third Floor



Second Floor

Approx Gross Internal Area **815 Sq Ft - 75.71 Sq M**
(Excluding Void)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 003041

