



Sherard Court

3 Manor Gardens, N7

£1,750 pcm

A well finished two bedroom apartment set over the second floor of a popular modern gated development. Comprising; spacious reception room with private balcony, separate fully fitted kitchen, two double bedrooms and two bathrooms (one en-suite).

CHESTERTONS



Sherard Court

3 Manor Gardens, N7

- Two Bedroom Second Floor Apartment
- Spacious Reception Room
- Separate Fully Fitted Kitchen
- Two Double Bedrooms
- Two Bathrooms (One En-Suite)
- Off Street Parking Space



A well finished two bedroom apartment set over the second floor of a popular modern gated development. The property comprises; spacious reception room with private balcony, separate fully fitted kitchen, master bedroom with en-suite shower room, second double bedroom and a family bathroom.

This bright property has wooden floors throughout and benefits from an off street parking space. Offered on a part furnished basis and available from the beginning of July.

Ideally located for the excellent shopping entertainment and transport links with a choice of Holloway Road (Piccadilly Line) and

Tenure: To be advised
Furnished, Part Furnished

Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

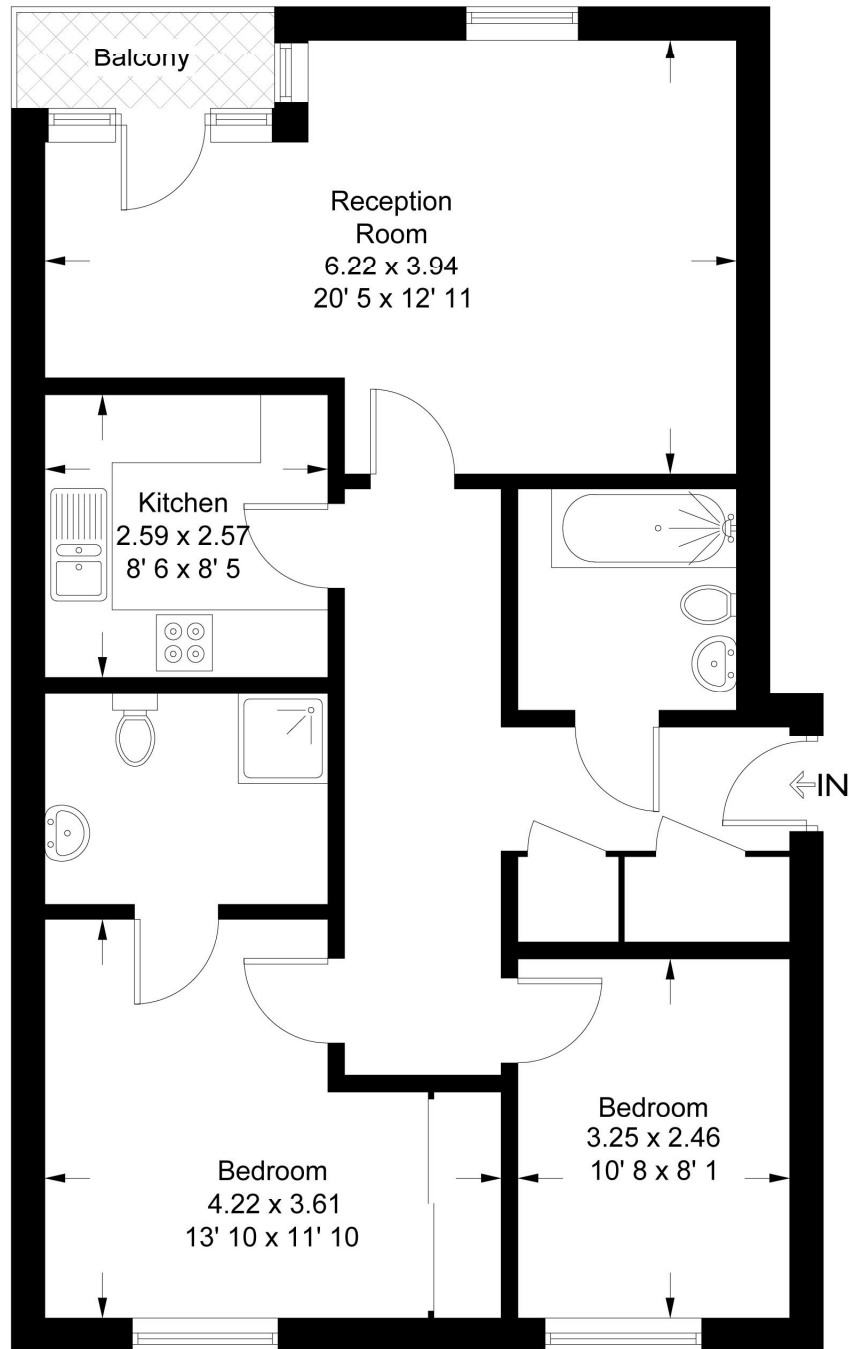
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 790 sq ft / 73.4 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

