



Manor Gardens, N7 6ER

£625,000
Leasehold



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This third-floor flat has recently been refurbished and offers two double bedrooms. It is located in a popular modern block and measures 914 sq ft / 84.9 sq mt. Internally, the property offers an open plan kitchen/diner with a large reception area featuring south-facing floor-to-ceiling windows. Additionally, there is a spacious, bright hallway that leads to two double bedrooms, a separate three-piece bathroom, and an en-suite with a separate shower and bath. The property is in great decorative condition, with ample built-in storage, flooded with natural light, and offered chain-free.

The property is conveniently located within walking distance of local shops, restaurants, and amenities. It benefits from excellent transport links via the Holloway Road tube station (Piccadilly Line), Finsbury Park (Piccadilly and Victoria Line, Overground, and National Rail), and regular bus routes.

- 914 sq ft / 84.9 sq m
- Integrated kitchen
- Two double bedrooms
- Spacious living/dining room
- EPC B
- Lift access
- Chain Free
- Excellent transport links





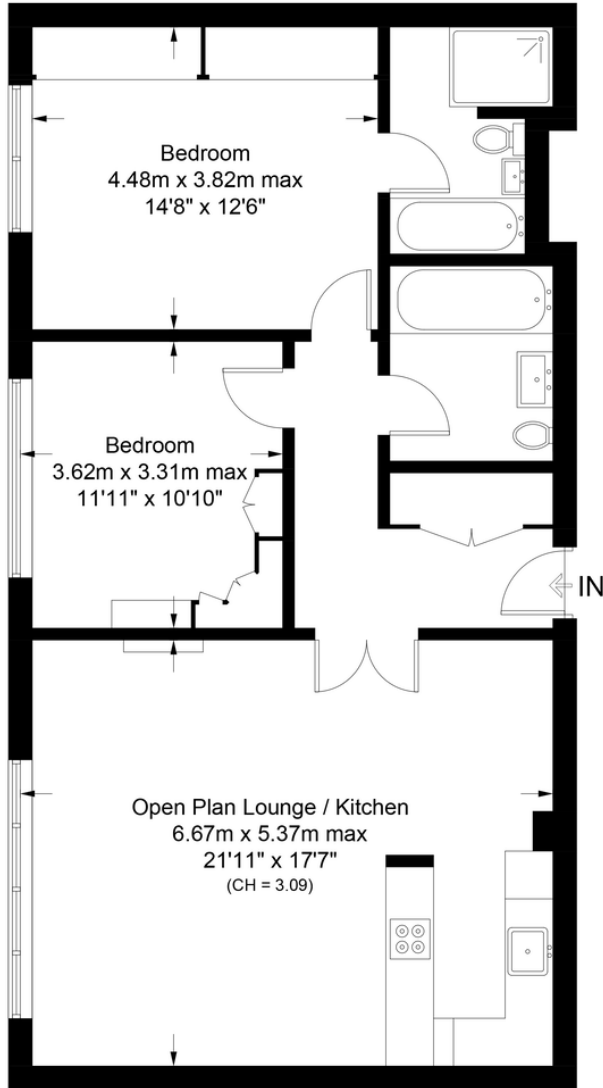


Spectrum Court, N7

Approximate Gross Internal Area = 914 sq ft / 84.9 sq m

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Third Floor



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1132906)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	81	83
England & Wales	EU Directive 2002/91/EC	

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact



Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

