



The Beaux Arts Building

Manor Gardens, N7

Offers in Excess of £550,000

A two bedroom split level loft style apartment set on the first floor of this landmark portered building. Boasting double height ceilings and large windows, the home is filled with natural light, creating a bright and airy atmosphere. On the first floor there is an impressive open-plan reception and dining area, with soaring ceilings adding a sense of grandeur. The separate kitchen is thoughtfully laid out, featuring modern appliances and ample storage. A convenient guest WC and additional storage complete the floor. Upstairs, there is a spacious principal bedroom, a well proportioned second bedroom and a stylish family bathroom with contemporary fittings.



The Beaux Arts Building

Manor Gardens, N7

- Iconic Period Building
- Two Bedrooms
- Double Height Ceilings
- Excellent Location
- Private Parking Space



The property is also sold with its own private parking space. 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.

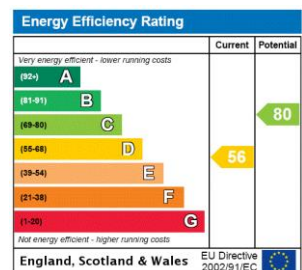
Tenure: Share of Freehold with 997 years remaining.

Service Charge: £6783 per annum.

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: F



Chestertons Camden & Kentish Town Sales

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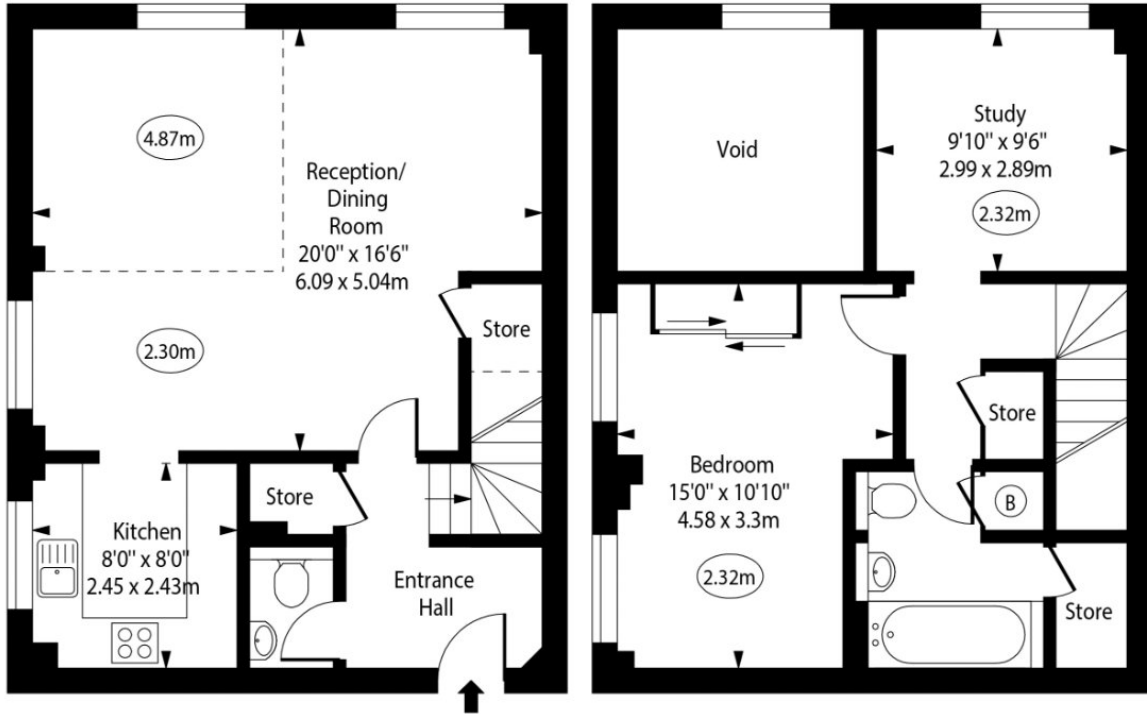
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The Beaux Arts Building, Manor Gardens



○ - Ceiling Height



First Floor

Gross Internal Area - 502 Sq Ft - 46.64 Sq M

Second Floor

Gross Internal Area - 400 Sq Ft - 37.16 Sq M

Approx Gross Internal Area **902 Sq Ft - 83.80 Sq M**
(Excluding Void)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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