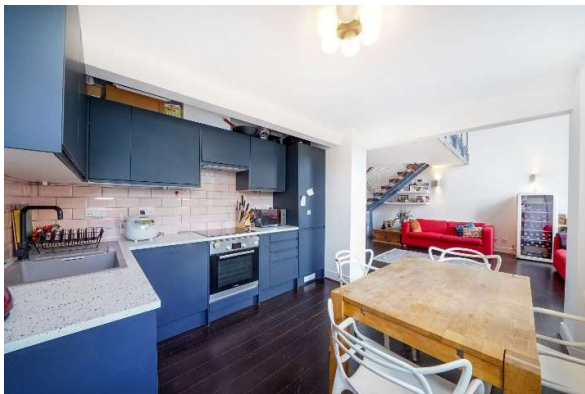


**BEAUX ARTS BUILDING, MANOR GARDENS N7
OFFERS IN EXCESS OF
£750,000 SHARE OF FREEHOLD**

We are delighted to offer for sale a 3 bedroom flat, set on the first and its upper floor of The Beaux Arts Building, which has a lift, communal gardens, shared roof terraces, a communal gym, sauna and 24/7 concierge.





Manor Gardens is located off Holloway Road, nearest tube stations being Archway (Northern line), Finsbury Park (Victoria & Piccadilly lines - including its overground station with connections to Moorgate and Kings Cross) and Holloway Road (Piccadilly line) and close to Upper Holloway overground station, local bus services, shops and Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat, which has a parking space, is set on the first and its upper floor and offers well-proportioned living accommodation arranged over two levels. The property comprises a reception room with access through to a kitchen and a bedroom/study with an ensuite shower room all on the first floor. Stairs then lead up to the upper floor where there is a galleried space that has been used as a study area, a bathroom, two further bedrooms one of which has an ensuite shower room and a walk in wardrobe area.

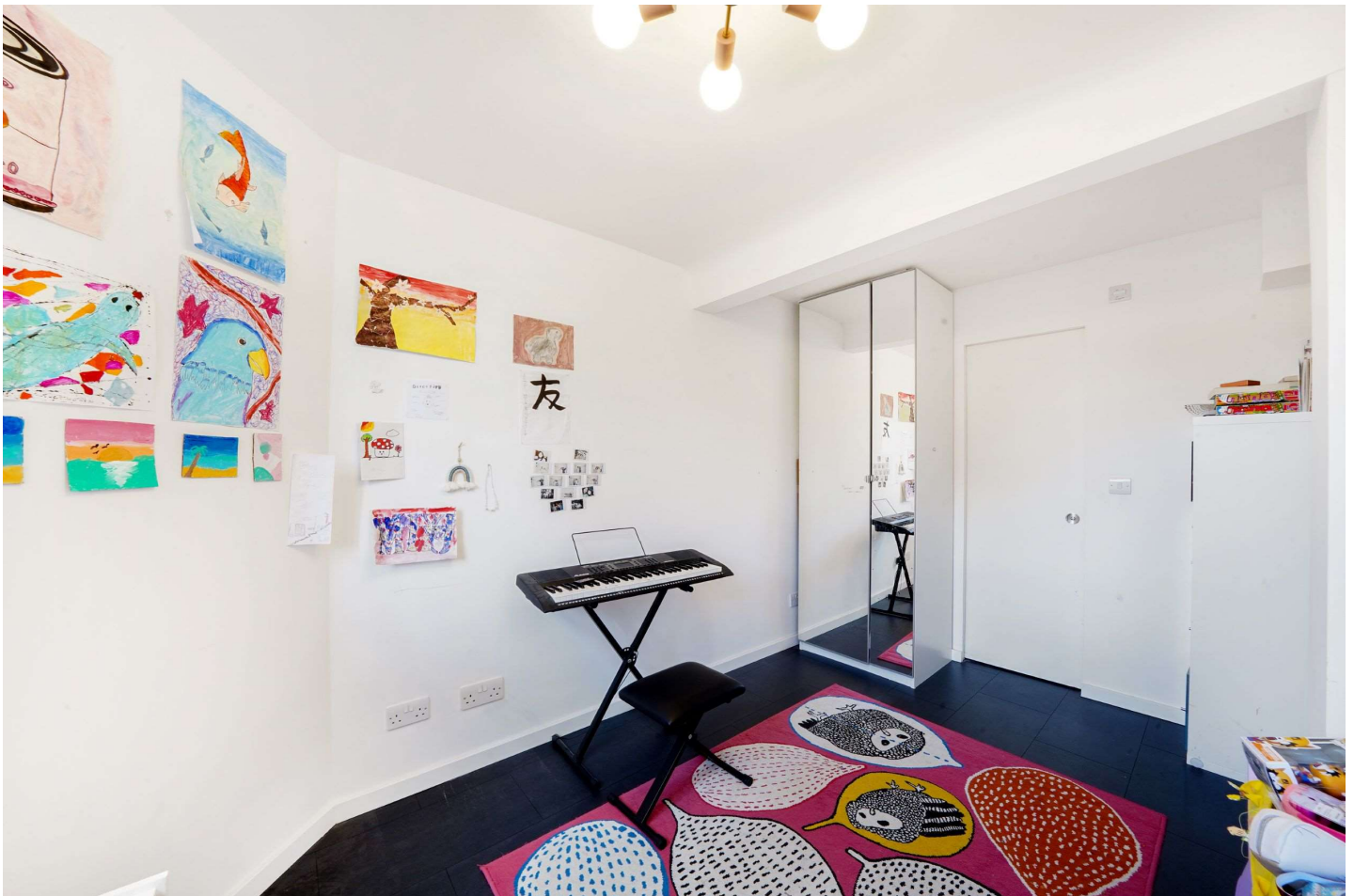
TENURE:	999 Years Lease from 31st March 2022
SHARE OF FREEHOLD:	
SERVICE CHARGE:	£2,613.04 – Period 01.07.25 to 30.09.25 – includes major works service charge
Parking:	We have been advised by the owner - parking space in gated car park
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Hyperoptic.
Construction Type:	We have been advised by the owner – brick and concrete
Heating:	We have been advised by the owner - oil filled electric radiators

Notable Lease Covenants & Restrictions Not to use the Flat at any time except for the Permitted User. Not to sub-let the flat without Freeholder consent (not unreasonably withheld). Not to keep any bird, reptile, dog or other animal in the Demised Premises without the previous consent in writing of the Freeholder. At all times to cover and keep covered with carpet and underlay the floors of the Apartment other than those of the kitchen and bathroom and at all times suitably and properly to cover and keep covered the floors of the kitchen and bathroom in the Demised Premises.

Council Tax: London Borough of Islington - Council Tax Band: F (£2,905.97 for 2025/26).













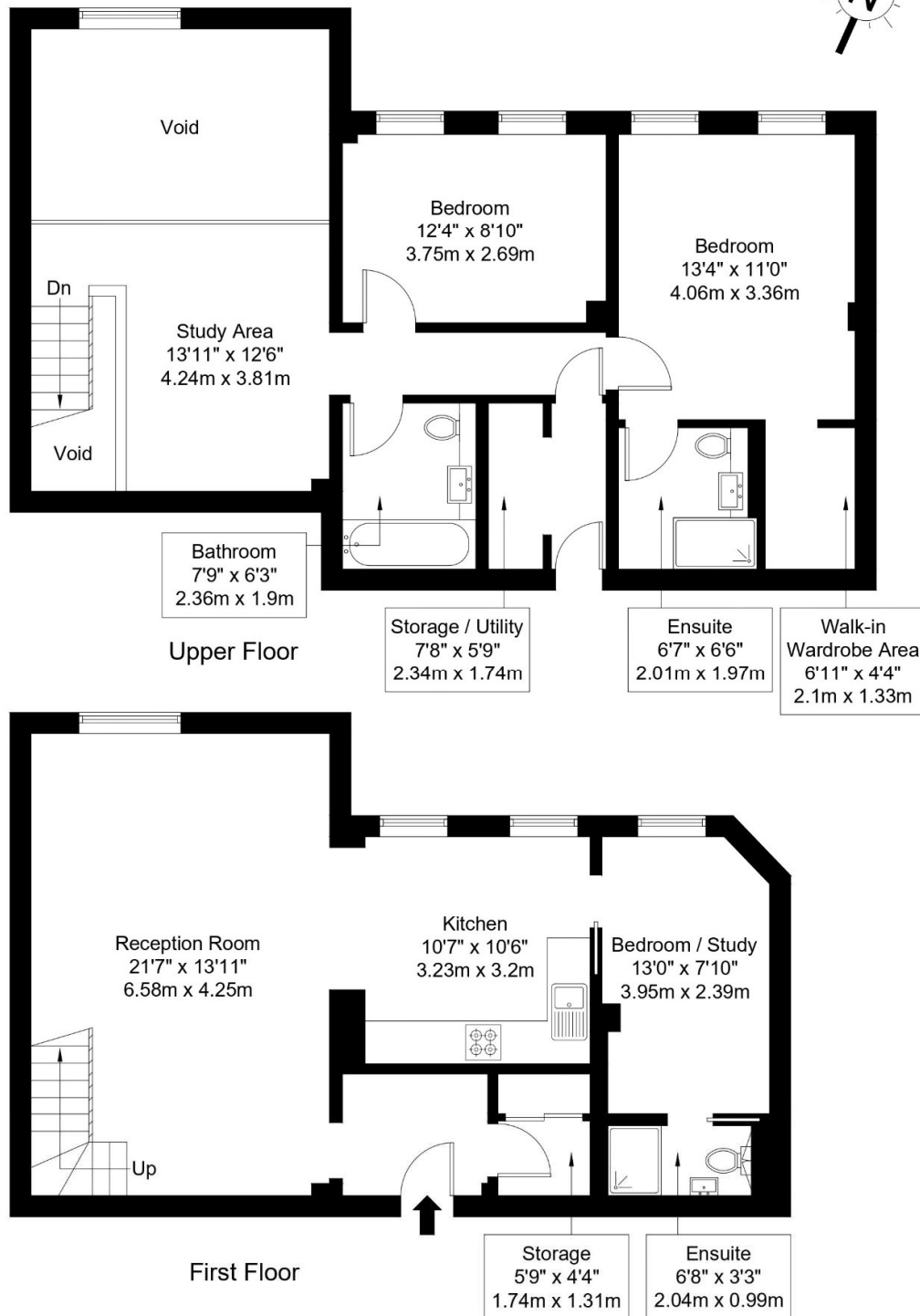
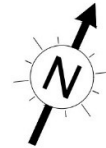
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	53 E	
39-54	E		
21-38	F		
1-20	G		

Manor Gardens, N7 6JT

Approx Gross Internal Area = 118.2 sq m / 1272 sq ft



Ref :

Copyright

**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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