

**BEAUX ARTS BUILDING, MANOR GARDENS N7
OFFERS IN EXCESS OF
£800,000 SHARE OF FREEHOLD**

Offering for sale a spacious 3 bedroom chain-free flat with an allocated parking space, set on the third floor and upper level of The Beaux Arts Building, which has a lift, three communal gardens, shared roof terraces, 24/7 concierge, a communal gym and sauna.





The Beaux Arts Building is set in Manor Gardens, which 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 third floor and upper level and offers space and light arranged over two levels. The property comprises a reception room with a high ceiling and with access through to a kitchen, the same reception with windows to the rear and side and has stairs up to a galleried area that has been used as a library. There is then a shower room, three bedrooms (each with high ceilings and one with access to a walk-in wardrobe area which has access to an en-suite windowed bathroom and another used as a study/office). The main bedroom of the three has a ladder up to a galleried utility/storage area, which has access/hatch to a space that the owner was using as a workshop. The second bedroom also has a ladder up to a storage space.

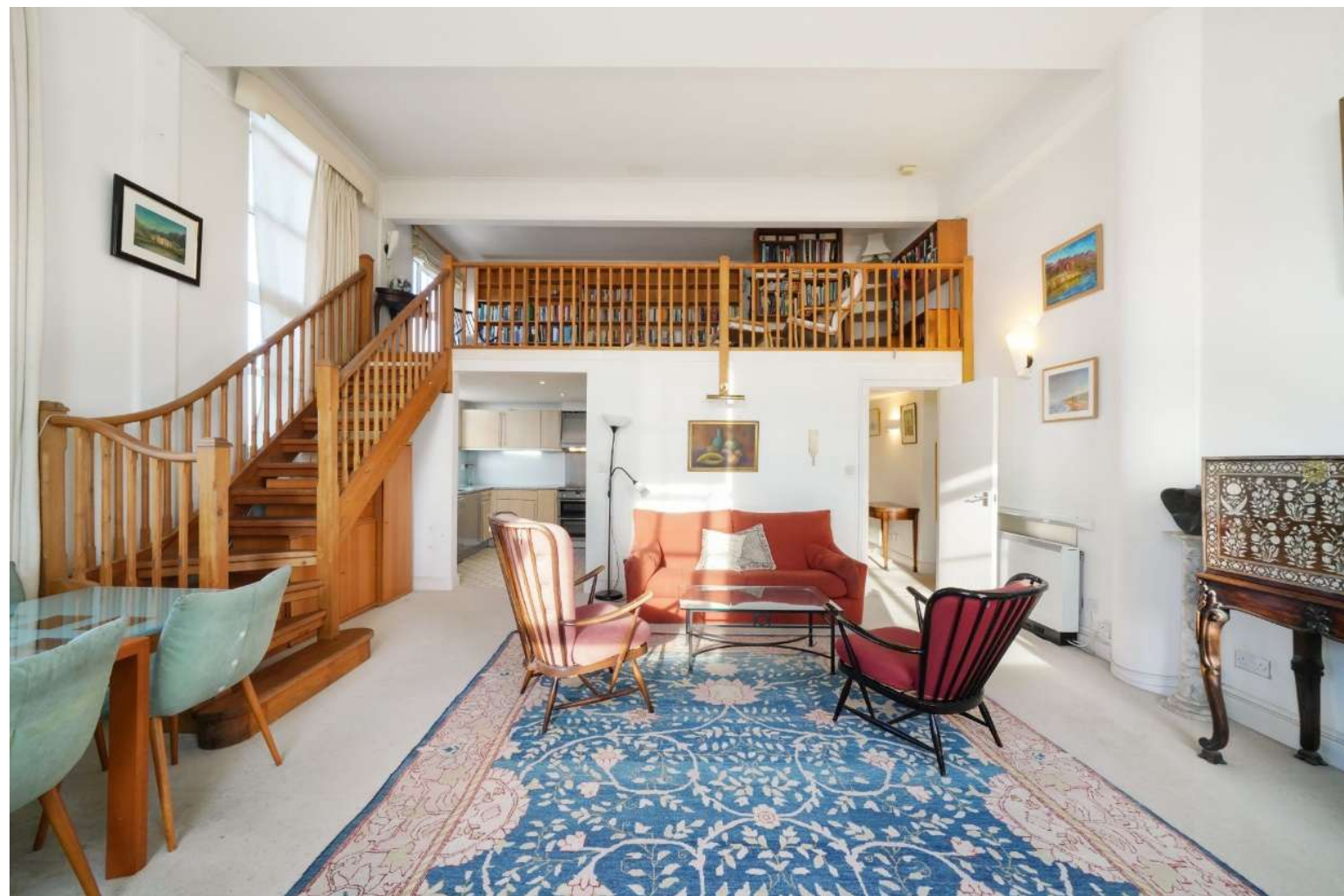
A word from the owners....."This light-filled chain-free duplex apartment faces south and west, and has superb 270° views across London from Canary Wharf to Hampstead Heath. The large reception and all three bedrooms have triple height ceilings. The master bedroom has a walk-in wardrobe and ensuite bathroom, plus stairs up to a utility room and workshop. Other benefits include a private underground parking place, great storage, mezzanine floors, and good public transport. The Beaux Arts building is a sought-after heritage property."

TENURE:	999 Years Lease from 3rd December 2021
SHARE OF FREEHOLD:	
SERVICE CHARGE:	£2,327.08 – Period 01.10.25 to 31.12.25
Parking:	Allocated parking space
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Hyperoptic, with a good level of mobile phone coverage.
Construction Type:	We have been advised by the owner – brick
Heating:	We have been advised by the owner – including electric storage heaters

Notable Lease Covenants & Restrictions Not to use the Flat for any purpose whatsoever other than as a private residential flat. 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 in 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: G (£3,353.03 for 2025/26).









communal gym





A view of the communal hall

A view of a communal garden





A view of a communal garden

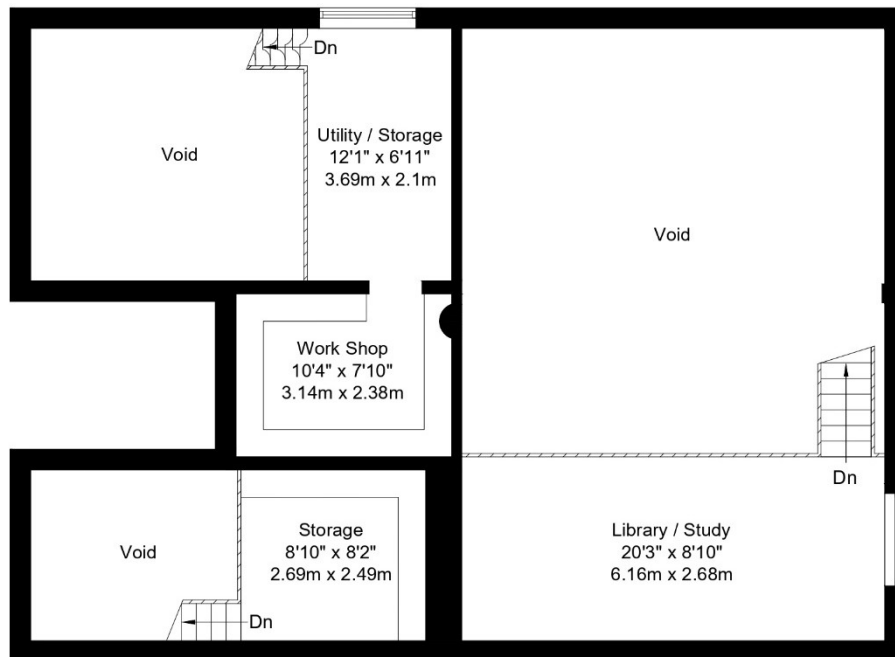
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.

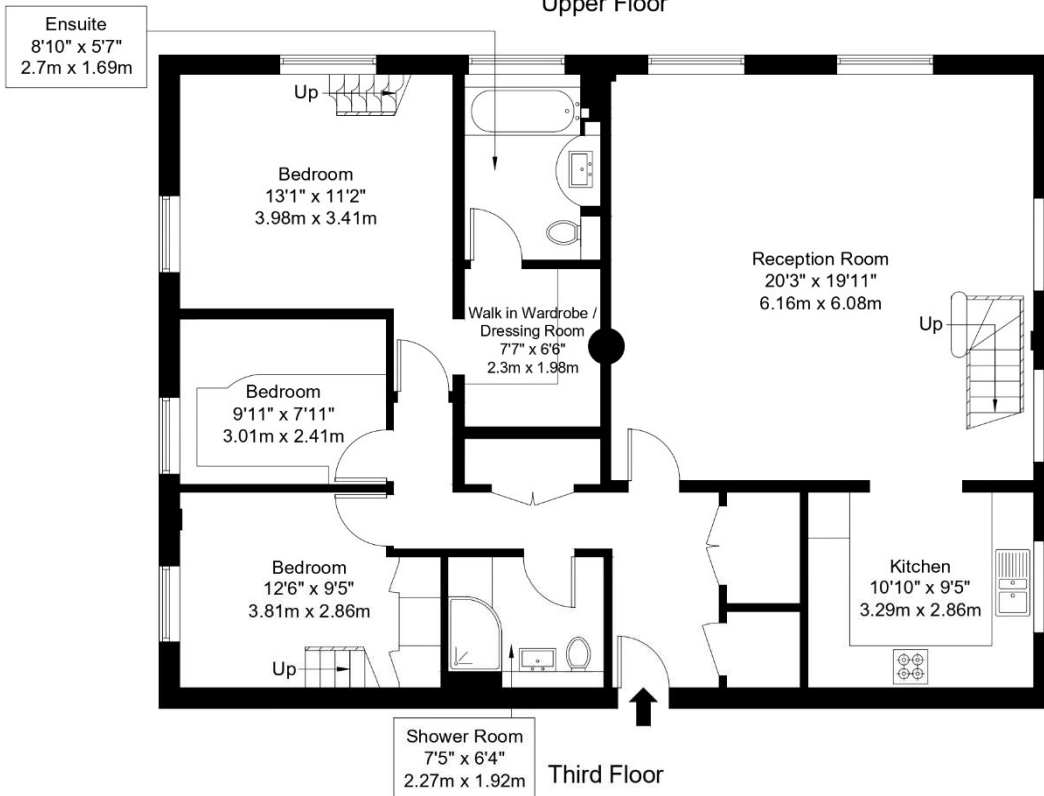
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The Beaux Arts Building, N7 6JW

Approx Gross Internal Area = 151.9 sq m / 1635 sq ft



Upper Floor



Third Floor

Ref :

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**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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