

**SHERARD COURT, MANOR GARDENS N7  
OFFERS IN EXCESS OF  
£400,000 LEASEHOLD**

**A chain free two bedroom flat set on the third floor of a purpose built building within a gated development, together with a communal garden**







Manor Gardens is located off Holloway Road, nearest tube stations being Archway (Northern line) & Holloway Road (Piccadilly line) and close to Upper Holloway overground station, good local bus services, shops and Whittington Park. Highgate Village in one direction with Islington Upper Street & Highbury Corner in the other, are served by bus services from Holloway Road.

The flat, which has use of the communal gardens, comprises a reception room, a separate fitted kitchen, a bathroom & two bedrooms (one of which has a windowed ensuite shower room).

Viewing is highly recommended.

**TENURE:** **125 Years Lease from 25<sup>th</sup> March 1998**






















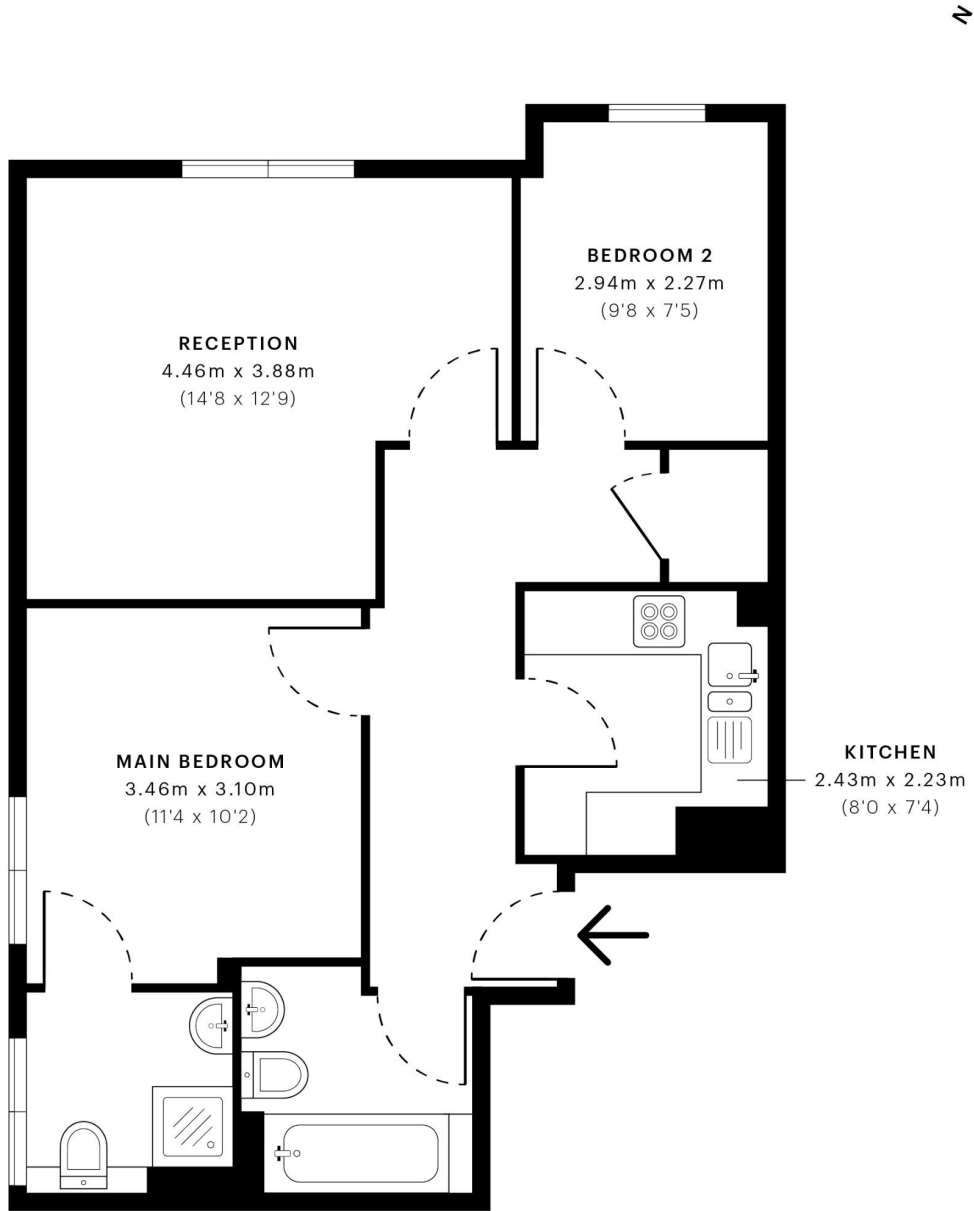


Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

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





— Third Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property

57.49 sqm / 618.82 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height

54.51 sqm / 586.74 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m

0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 58.29 sqm / 627.43 sqft  
IPMS 3C RESIDENTIAL 56.12 sqm / 604.07 sqft

SPEC ID 61af8bcbbba077b0e4b216812