

BEAUX ARTS BUILDING, MANOR GARDENS N7 OFFERS IN EXCESS OF £450,000 SHARE OF FREEHOLD

We are delighted to offer for a spacious split-level chain-free apartment, set on the third floor of The Beaux Arts Building, which has a lift, and has 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 third floor and offers well-proportioned living accommodation. It comprises a bathroom, a large reception room with access through to a kitchen, all on the same level with stairs up from the reception room to a mezzanine area/bedroom.

A word from the owner - "It has been a joy to live in such a unique and historical building. The double height space creates an airy and quiet haven right in Zone 2, with excellent transport links, 3 x underground lines, 2 x overground lines, and multiple bus routes all within a short walk. Beautiful views and sunsets over Highgate and Ally Pally, as well as the spectacle of fireworks nights, which are a treat to encounter."

TENURE:	999 Years Lease from 3rd December 2021
SHARE OF FREEHOLD:	
SERVICE CHARGE:	£1274.07 – Period 01.01.25 to 31.03.25 – includes major works service charge
Parking:	Assigned 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.
Construction Type:	We have been advised by the owner concrete frame, brick facades
Heating:	Electric radiators

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 comprised in the Demised Premises 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. Not to use the said car parking space for any purpose whatsoever other than for the parking of licensed and roadworthy motor cars and motorcycles

Council Tax: London Borough of Islington - Council Tax Band: E (£2,458.89 for 2025/26).











A view from the entrance hall area to the flats of the Beaux Arts Building





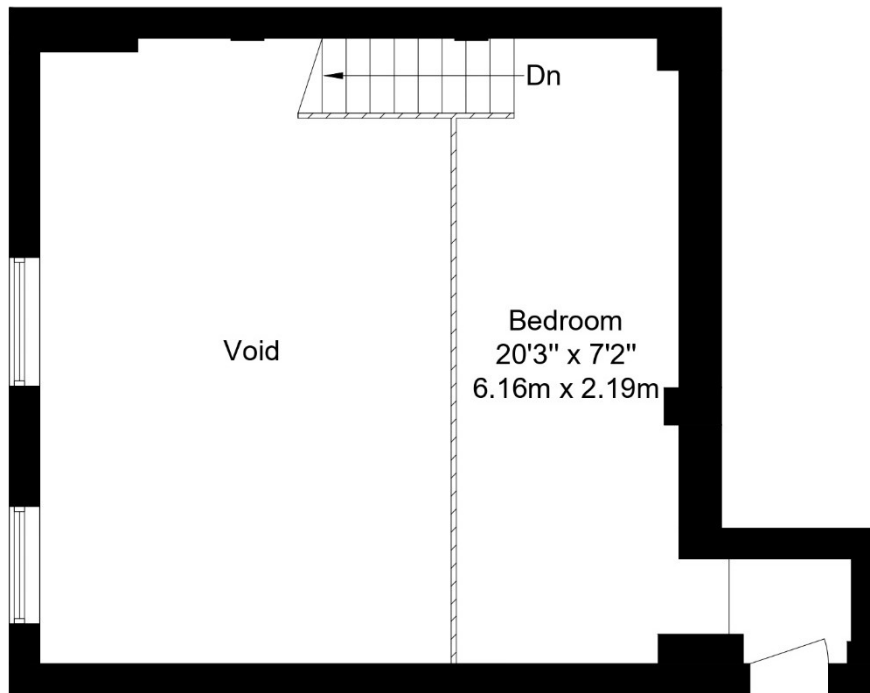
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

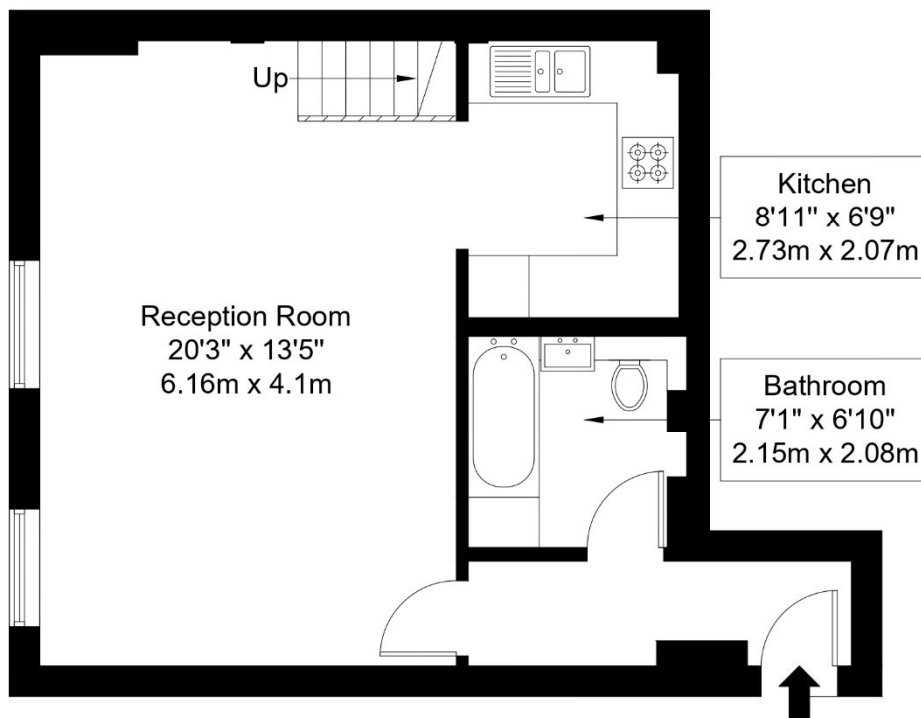
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Manor Gardens, N7 6JW

Approx Gross Internal Area = 56 sq m / 603 sq ft



Mezzanine Floor



Third Floor

Ref :

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**B L E U
P L A N**

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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