

**BEAUX ARTS BUILDING
MANOR GARDENS N7
£400,000 SHARE OF FREEHOLD**

**A bright and well presented one bedroom apartment,
set on the second floor of The Beaux Arts Building, in
Holloway.**

- **Three communal courtyard gardens**
- **Communal roof terrace**
- **Well-appointed gym**
- **24 hour concierge**
- **Lift**
- **Quiet residential street in a vibrant area**
- **Excellent transport links**





This bright second floor apartment comprises an entrance hall opening onto a reception room with a semi open-plan fitted kitchen, a double bedroom with fitted wardrobes, and a bathroom. A new boiler and radiators were installed by the current owner, together with triple glazed windows.

A word from the owner.....

"The Beaux Arts is a great place to live - friendly, secure & quiet, with excellent facilities and communal spaces - all in a very convenient location. The flat is cosy and well laid out, with plenty of storage space, high ceilings and large windows making it a joy to live in."

Manor Gardens is a quiet residential street set off Holloway Road. The nearest stations are Archway (Northern line), Holloway Road (Piccadilly Line), Finsbury Park (National Rail, Victoria and Piccadilly Lines) and Upper Holloway (London Overground). It is also well served by plenty of bus routes. The area has many restaurants, shops and cafes, and is close to Upper Street, Crouch End and Stroud Green.

TENURE: The existing lease :- 125 Years Lease from 24th June 1995

We understand the seller has participated in the acquisition of the freehold of the building and this will entitle any perspective buyer to a new 999 year lease at a peppercorn ground rent for a nil consideration. The only cost will be legal fees estimated at approx. £400 plus vat.




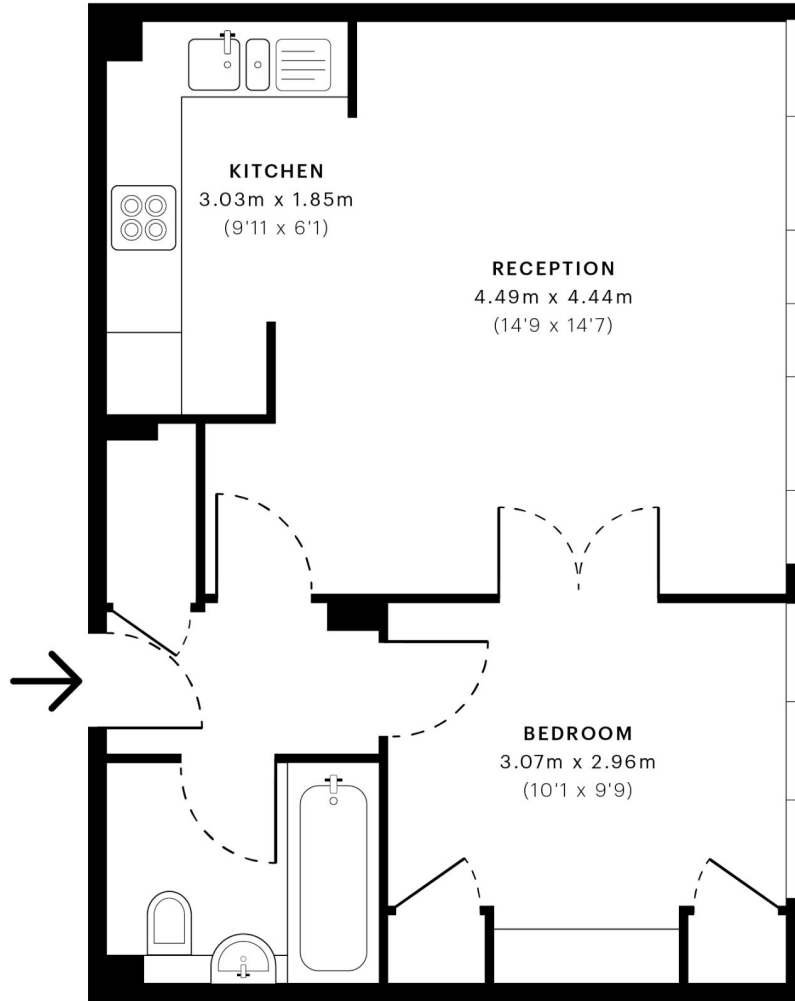




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales EU Directive  | | |



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
39.30 sqm / 423.02 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
37.61 sqm / 404.83 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 41.02 sqm / 441.54 sqft
IPMS 3C RESIDENTIAL 39.52 sqm / 425.39 sqft

SPEC ID 60f53e7341c0ac0de168cc75