

DRIVERS & NORRIS

PROPERTY & SO MUCH MORE



2 Bedroom Apartment  
£675,000

The Beaux Arts Building, Manor Gardens, London, N7

## Key Features:

- Stunning 2 Bedroom 3<sup>rd</sup> Floor Mezzanine
- Grade II Listed Landmark Building
- South Facing Aspect Over Central London
- Large Reception with Open Plan Kitchen
- Bathroom Plus En Suite Shower Room
- Wood Flooring
- 24 Hour Concierge
- Allocated Underground Parking
- Gym, Communal Gardens & Terraces

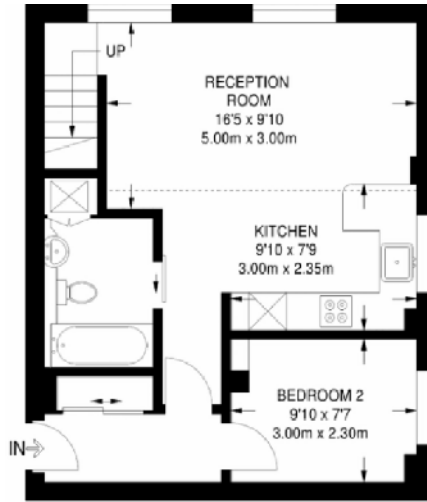
## Information

Tenure: Leasehold. 125 years from 24<sup>th</sup> June 1995.

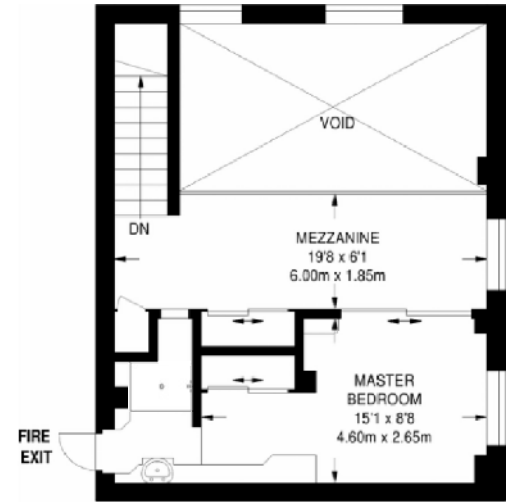
Council Tax: Band F (£1,951.56 p.a.)

Service Charge: £3600 per annum approx.

Ground Rent: £150 per annum



THIRD FLOOR

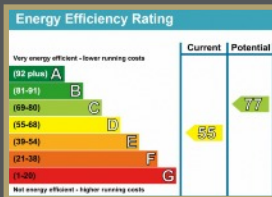


MEZZANINE  
(EXCLUDING VOID)

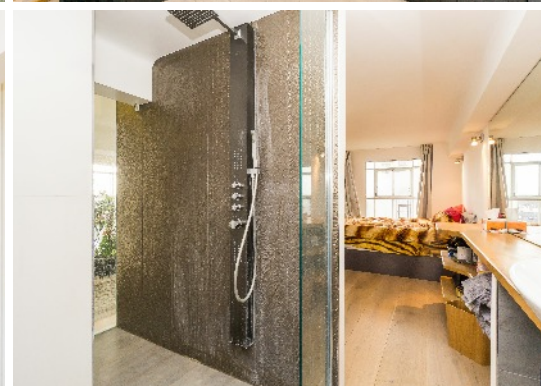
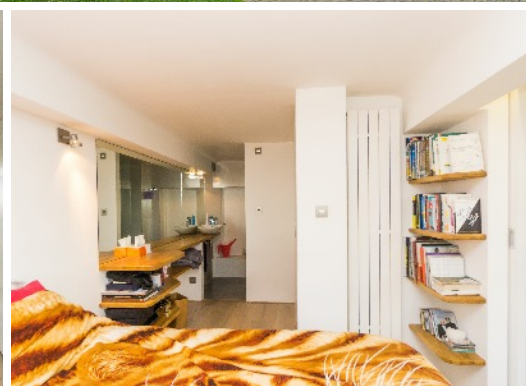
**APPROXIMATE GROSS INTERNAL AREA  
771.77 SQ. FT / 71.7 SQ. M**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee to their operability or efficiency can be given.











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