



Beaux Art Building 10-18 Manor Gardens, London, N7 6JS

Offers in excess of: £725,000 Share of Freehold

2 Bedrooms | 1 Reception Room | 1 Bathroom

A spacious and well-presented split-level two bedroom apartment extending to approximately 990 sq ft, set within the Beaux Art Building. An impressive Grade II listed former Royal Mail sorting office conversion. Offered in great condition throughout, the property provides generous living accommodation and further benefits from beautifully landscaped communal gardens, secure bike storage, a 24-hour porter service, and a share of freehold with an underlying lease of approximately 998 years.

- Share of Freehold 998 years
- Service charge £7,573 pa



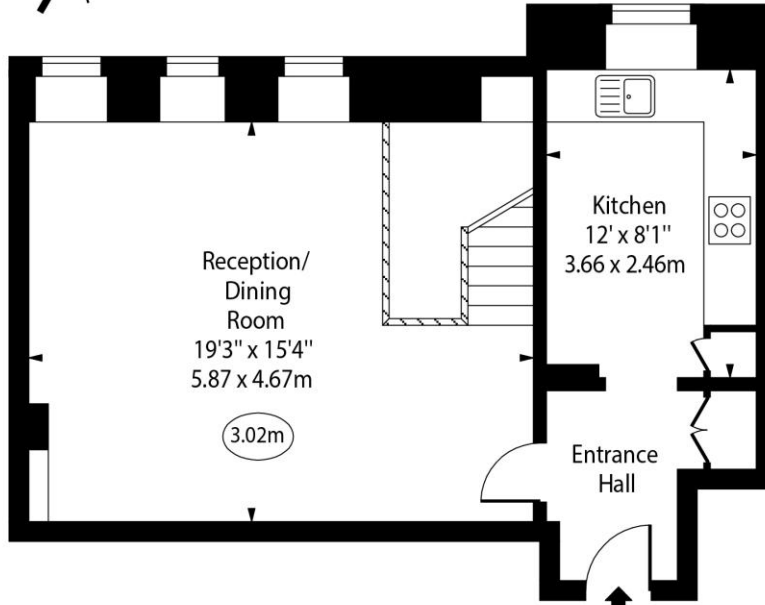
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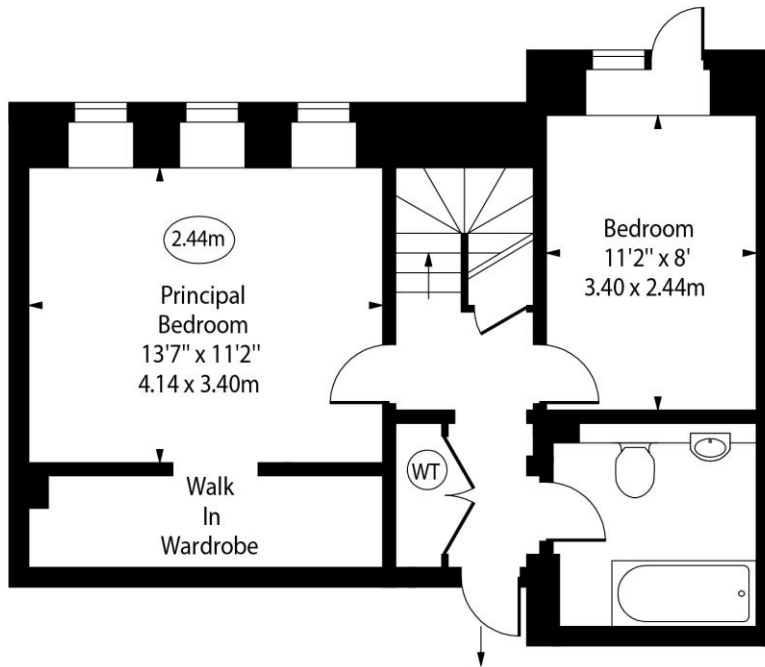
The Beaux Arts Building, Manor Gardens



○ - Ceiling Height



Ground Floor



Fire Exit

Lower Ground Floor

Approx Gross Internal Area 990 Sq Ft - 91.97 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

