



Manor Gardens, Islington, London, N7

**Offers in excess of:
£450,000**

Manor Gardens, Islington, London, N7

Originally built between 1908-1911 with strong French Architectural influences this enchanting and very spacious one bedroom duplex apartment located within a former GPO Money Order Office has been designed for maximum entertaining space and modern living with interiors crafted by design engineers.

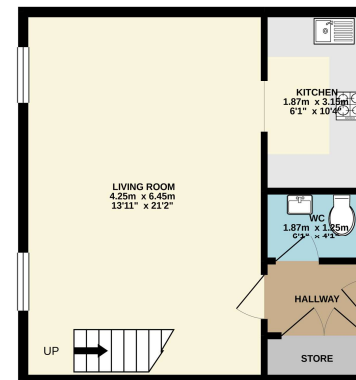
Entering on the second floor the reception with high ceilings opens up through the whole apartment flooded by light through the industrial sized Crittall windows. The original kitchen has been replaced with a modern design which offers a selection of wall and base units and some integrated appliances.

Ascending to the upper floor from the bespoke' skeleton staircase with wooden risers, the mezzanine offers a very spacious bedroom area with additional space for a study or reading area and three piece bathroom suite. This charming apartment further benefits from parquet wood flooring, modern lighting and closet W.C on the entrance floor.

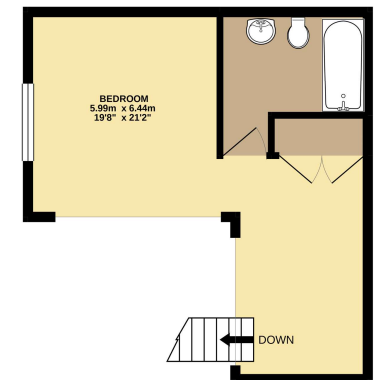
The Grade II landmark Beaux Arts Building affords its residents with a 24 concierge service evident upon entering the grand foyer, three beautiful landscaped gardens complete with water fountain, modern fitness centre, steam room, sauna and roof terrace that offer far reaching views across London's changing skyline.

- Grade II Listed Building
- One Bedroom New York Loft Style Apartment
- Modern Kitchen
- Three Piece Bathroom Suite
- 24 Hour Concierge
- Gym With Sauna & Steam Room
- Roof Terrace & Multiple Communal Gardens
- Moments From Underground Station

2ND FLOOR
39.5 sq.m. (425 sq.ft.) approx.

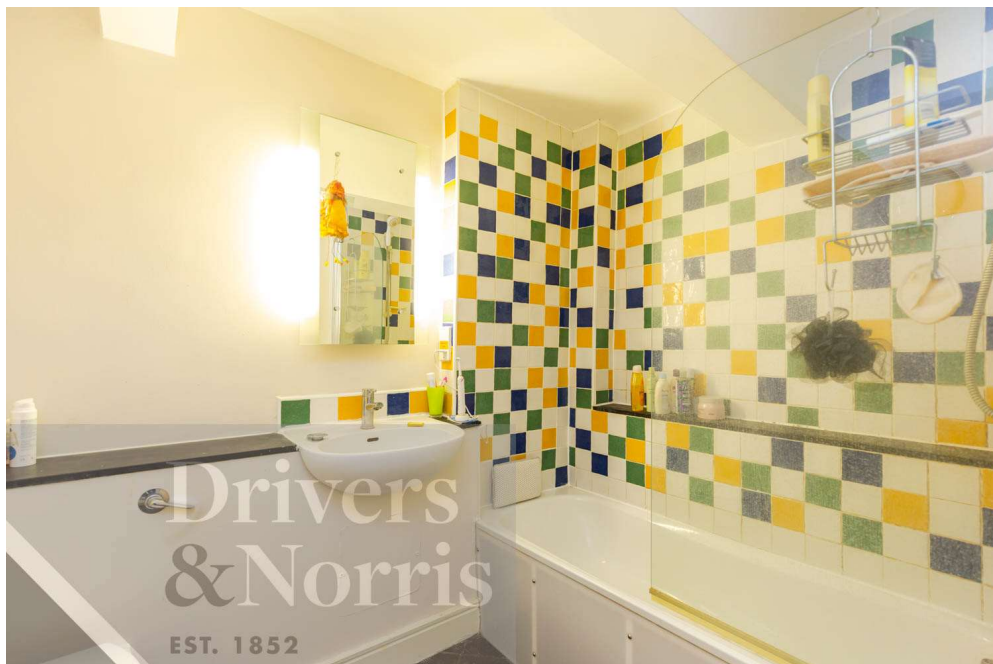


MEZZANINE FLOOR
28.2 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 67.7 sq.m. (729 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021





Drivers & Norris - Drivers & Norris

407-409 Holloway Road
Islington
N7 6HP

T: 020 7607 5001
E: info@drivers.co.uk
www.drivers.co.uk

Drivers and Norris Ltd t/a Drivers and Norris is a limited company registered in England and Wales. Company Registration Number: 00696136. Registered office: Balfour House, 741 High Road, London, N12 0BP.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.