



A TWO DOUBLE BEDROOM MEWS HOUSE WITH PRIVATE GARDEN IN AN EXCELLENT LOCATION.

SPECTRUM STUDIOS, 2 MANOR GARDENS, LONDON, N7 6ER

Unfurnished, £475 pw (£2,058.33 pcm) + fees and other charges apply.*

Available from 27/07/2019



• Modern Development • Off Street Parking •
Large Reception Room • Quiet Location • Lovely
Condition • EPC Rating = C • Council Tax = E

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Description

The property offers two excellent sized double bedrooms, two bathrooms (one being en-suite) and a large open plan kitchen reception room on the first floor boasting high ceilings and lots of natural light. The property has been refurbished to an excellent standard and offers high quality fixtures and fitting throughout.

Manor Gardens is a quiet residential road just off bustling Holloway Road which is home to a large range of shops, cafes, bars and restaurants. Holloway Road underground station (Piccadilly Line) is a short walk away whilst a range of bus routes to The City and Central London are also easy to reach.

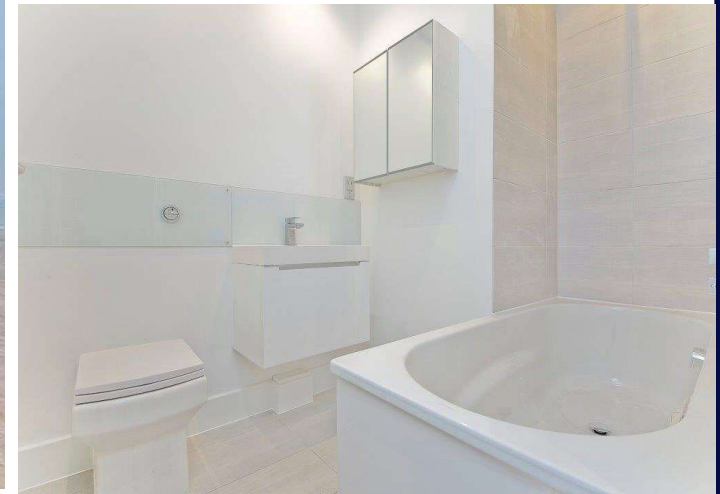
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190604AYHU

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC