

### Camden Office

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## MANOR GARDENS, CAMDEN, N7

£390 per week

### Preliminary Details

This two double bedroom, two bathroom flat on the top floor of a conversion benefits from gas central heating and a fitted kitchen offering open plan living and is beautifully presented throughout having just been recently refurbished to a very high standard. The Landlord can be flexible with furnishings so it could suit either a professional couple or two professional sharers. This property is ideally located near all the amenities of Upper Holloway and easy access to Holloway Tube station on the Piccadilly Line or Archway Tube station on the Northern Line which means convenient links into Central London and the City. The Road this property is located on is a quiet residential street and permits would be required for parking.



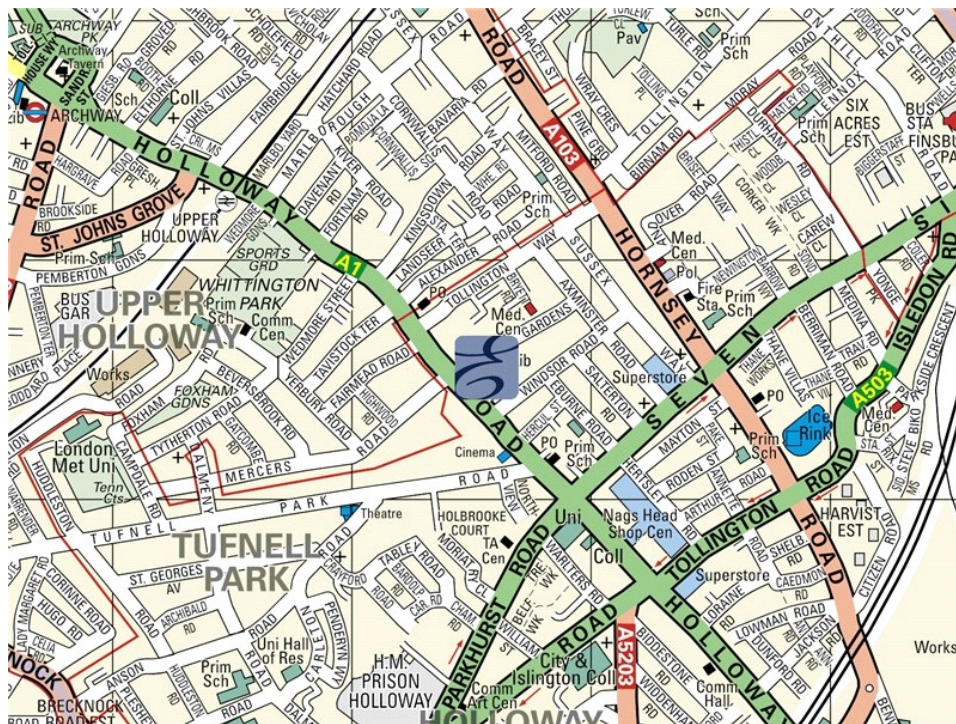
### 2 Bedrooms • 2 Bathrooms

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## Area Overview



Hugely popular with students, Camden has much to offer in terms of lively night life and the open air and utterly absorbing Camden Market. Camden tends to offer good value accommodation given its proximity to the city centre, with prices rising sharply towards Regents Park. Flats tend to be converted Victorian terraces, but it is still possible to find a good selection of 3 & 4 bedroom houses which are favoured by sharers.



Manor Gardens, Camden  Holloway Road (0.7M),  Finsbury Park (0.7M),  Archway (0.7M)

## Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	70	73	(55-68) <b>D</b>	66	68
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR MANOR GARDENS, CAMDEN, N7



### Emirates Stadium

The home of Arsenal football club, the Emirates Stadium is the third largest stadium of its kind in the UK with a capacity of over 60,000. Located in North London, the stadium is remarkable piece of modern architecture, providing a first class sporting experience, as well as a well-earned reputation as a leading conference and music venue.

🚶 1100m (18 mins) from Manor Gardens



### York Way

With a diverse range of independent traders, York Way provides a lifeline for the local community. Nearby is the Lord Stanley pub which is rightly popular with locals and offers excellent gastropub style food.

🚶 1400m (23 mins) from Manor Gardens



### The Unicorn

A delightful pub located on the corner of Brecknock and Camden Roads, which attracts a wide range of customers due to its friendly and welcoming atmosphere. Now self styled as a "rock pub", it offers a good range of free live music throughout the week, pub games and a great selection of beers, wines and spirits.

🚶 1400m (23 mins) from Manor Gardens



### Highbury Fields

With over 29 acres of greenery to enjoy, Highbury Fields is Islington's largest open space. It is a welcome and quite unexpected bit of serenity away from the city's hustle and bustle, perfect for quiet strolls or entertaining the kids in one of the best playgrounds the north has to offer.

🚶 1800m (30 mins) from Manor Gardens



### Camden Square

Located between Kentish Town and Camden Town, Camden Square provides an informal, but stunning open gardens, providing a diverse and sustainable habitat for wild birds, along with a vibrant activity centre for young children.

🚶 1900m (32 mins) from Manor Gardens



### The Alwyne Pub

The Alwyne is a friendly and lively pub in the heart of Islington, which has the well earned reputation as one of the best pubs in north London. Looking like a small castle from the outside, it is famous for its popular beer garden, hog-roast, great food and a variety of drinks, along with a cosy and welcoming atmosphere with a hugely varied clientele.

🚶 2200m (37 mins) from Manor Gardens