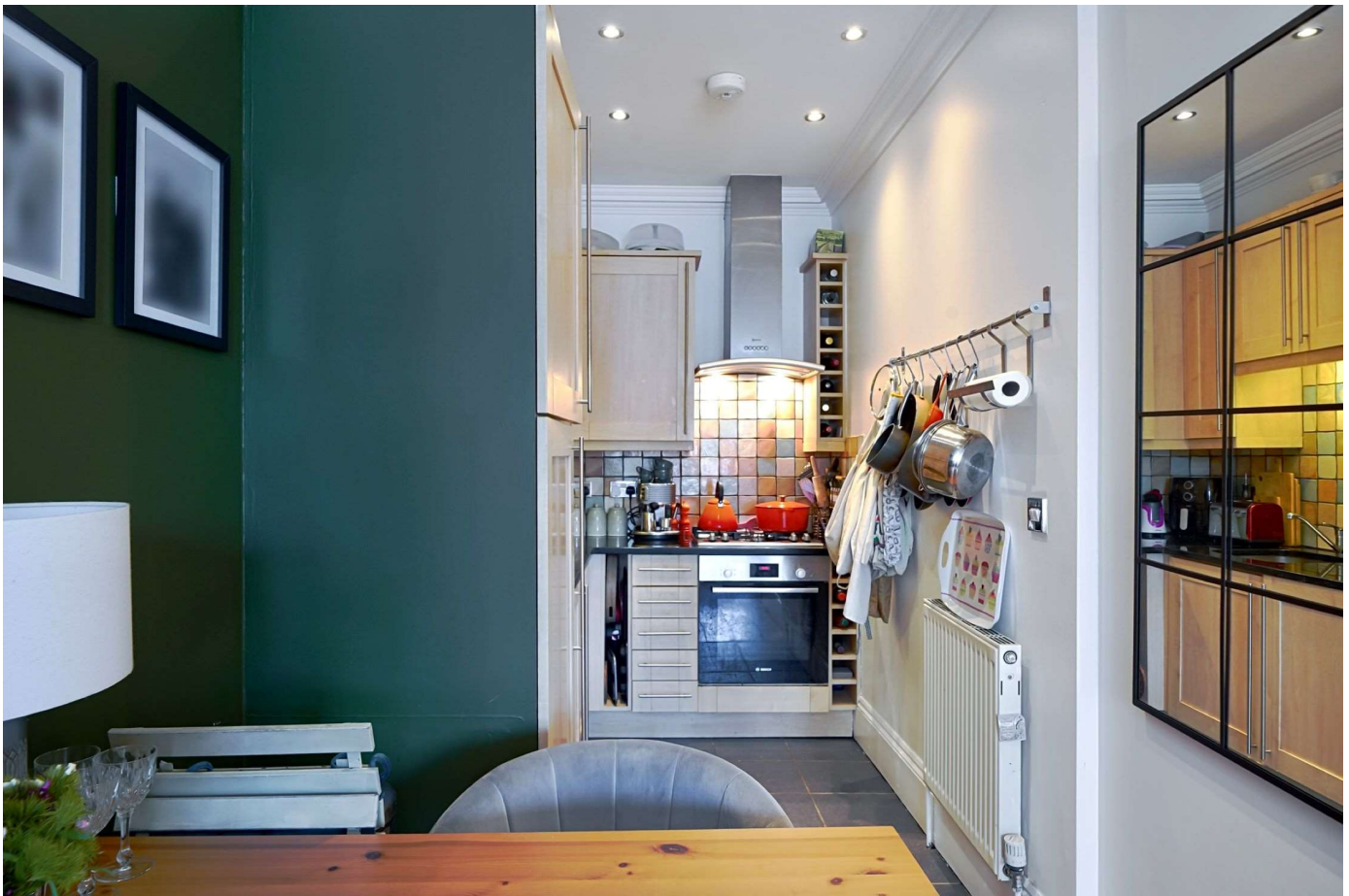


**TOLLINGTON WAY N7
OFFERS IN EXCESS OF
£250,000 LEASEHOLD**

We are delighted to offer for sale a well-presented studio flat set on the ground floor of a building set along Tollington Way in N7.





Tollington Way is located between Hornsey Road and Holloway Road, nearest tube stations being Finsbury Park (Piccadilly & Victoria lines & with its overground into Moorgate and Kings Cross) and Archway (Northern line) and close to upper Holloway overground station, Whittington Park, local bus services and shops in Stroud Green, along the Holloway Road and slightly further to Crouch End. Islington Upper Street & Highbury Corner, for Highbury Fields, are served by bus services from Holloway Road in one direction with Highgate in the other.

This super flat is all arranged on the ground floor and comprises a studio room, with access through to a kitchen, and a bathroom to its rear.

An internal viewing is recommended.

TENURE: 125 Years Lease from 31st August 2001

GROUND RENT: £200p.a

SERVICE CHARGE: £346.48 – Period March/September 2024

Parking: To be confirmed

Utilities: We have been advised by the owner the property is serviced by mains water, electricity, gas and sewage.

Broadband and Data Coverage Ultrafast Broadband services are available via Openreach, Virgin Media.

Construction Type: We have been advised by the owner brick and slate roof

Heating: Gas central heating

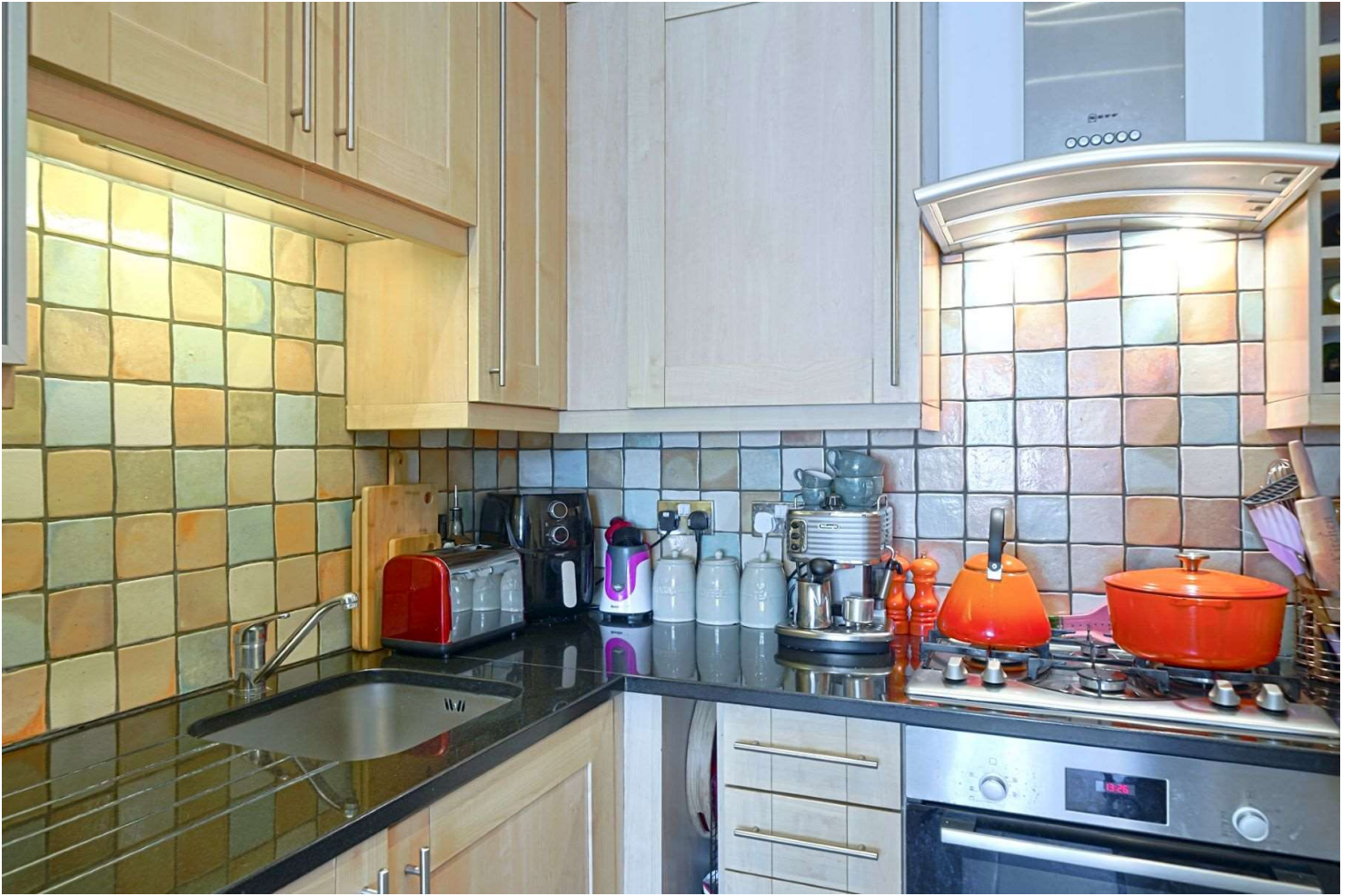
Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat.

Council Tax: London Borough of Islington - Council Tax Band: D (£1,920.53 for 2024/2025)





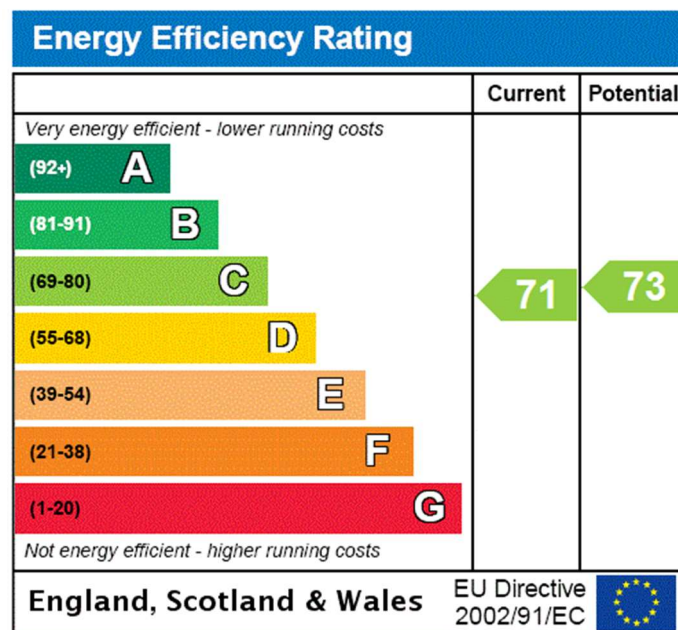






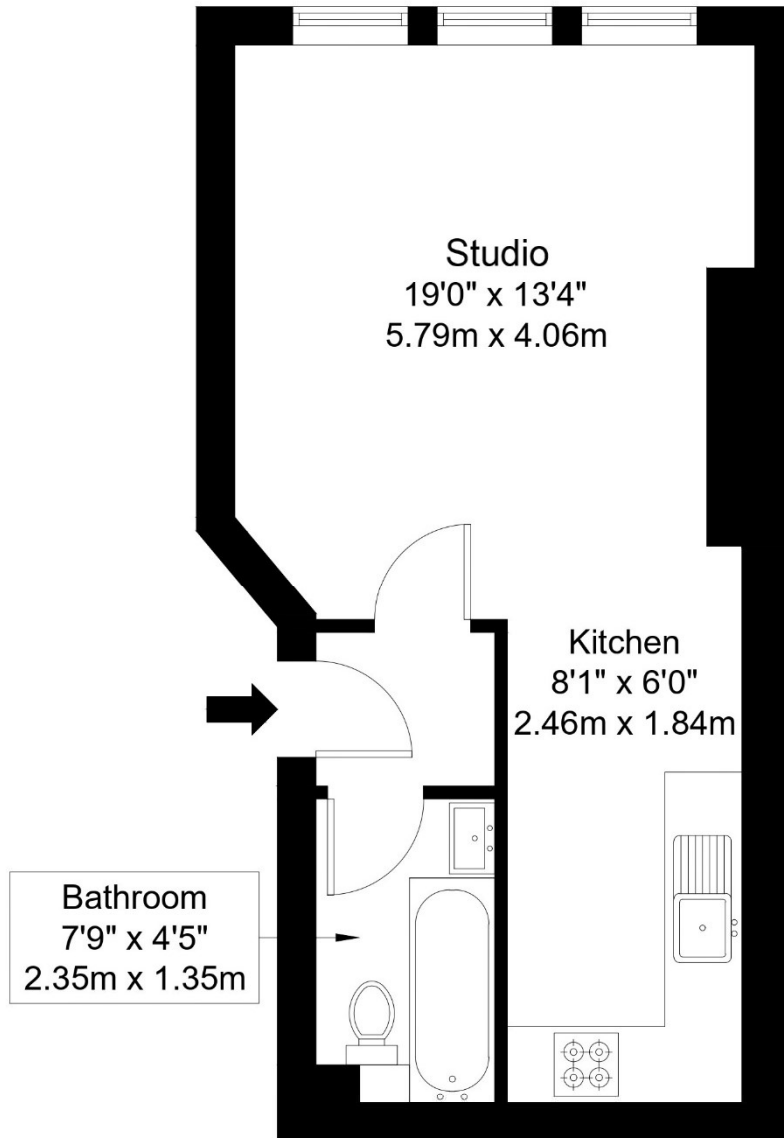
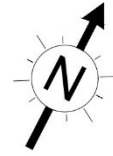
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.



Tollington Way, N7 6RY

Approx Gross Internal Area = 30.5 sq m / 328 sq ft



Ground Floor

Ref :

Copyright

**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.