STATHAM COURT, TOLLINGTON WAY N7
OFFERS IN EXCESS OF
£500,000 LEASEHOLD

A beautifully presented and newly renovated two-bedroom, two-bathroom apartment, situated on the third (top) floor of a secure, gated development in the sought-after Manor Gardens.

Further highlights include an allocated parking space and well-maintained communal gardens, all within a peaceful residential setting and within easy reach of excellent local amenities and transport links.'









Statham Court, Tollington Way is close to the junction with Holloway Road, nearest tube station being Archway (Northern line) and close to upper Holloway overground station, local bus services, shops & Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

This delightful flat, which has communal gardens, offers well proportioned living accommodation and comprises a reception room, a modern fitted kitchen, a shower room and two bedrooms (one of which has an ensuite shower room).

TENURE:	**125 Years Lease from 25th March 1998**
GROUND RENT:	£390pa and increasing throughout the term of the lease
SERVICE CHARGE:	£1,516.72 for period 25.03.26 to 24.03.27
Parking:	Own parking space
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage	According to Ofcom, Ultrafast Broadband services are available via Openreach, Virgin Media, with good mobile phone reception depending on your service provider.
Construction Type:	To be confirmed
Heating:	Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep in the Flat any animal, bird or reptile in such manner as to be a nuisance or annoyance to the Freeholder or to the lessee of any other flat in the building. Not to reside or use or permit any other person to reside in or use the Flat unless the floors thereof including the passages) are close covered with carpet and underfelt of good sound-absorbing quality or (in the kitchen only) linoleum or sound-absorbing tiles except while the same shall be removed for cleaning, repairing or decorating the Flat or for some temporary purpose.

Council Tax: London Borough of Islington - Council Tax Band: E (£2,576.29 for 2026/27).






BAR
PerfectDraft
Herzog Jan











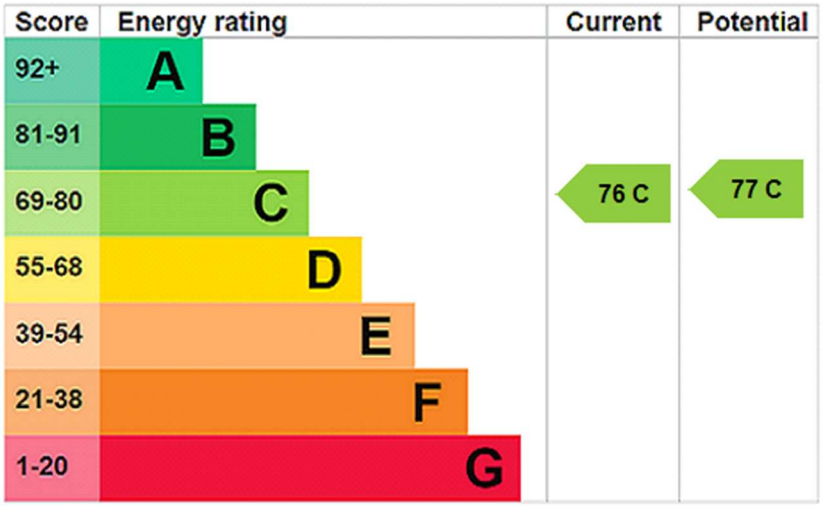






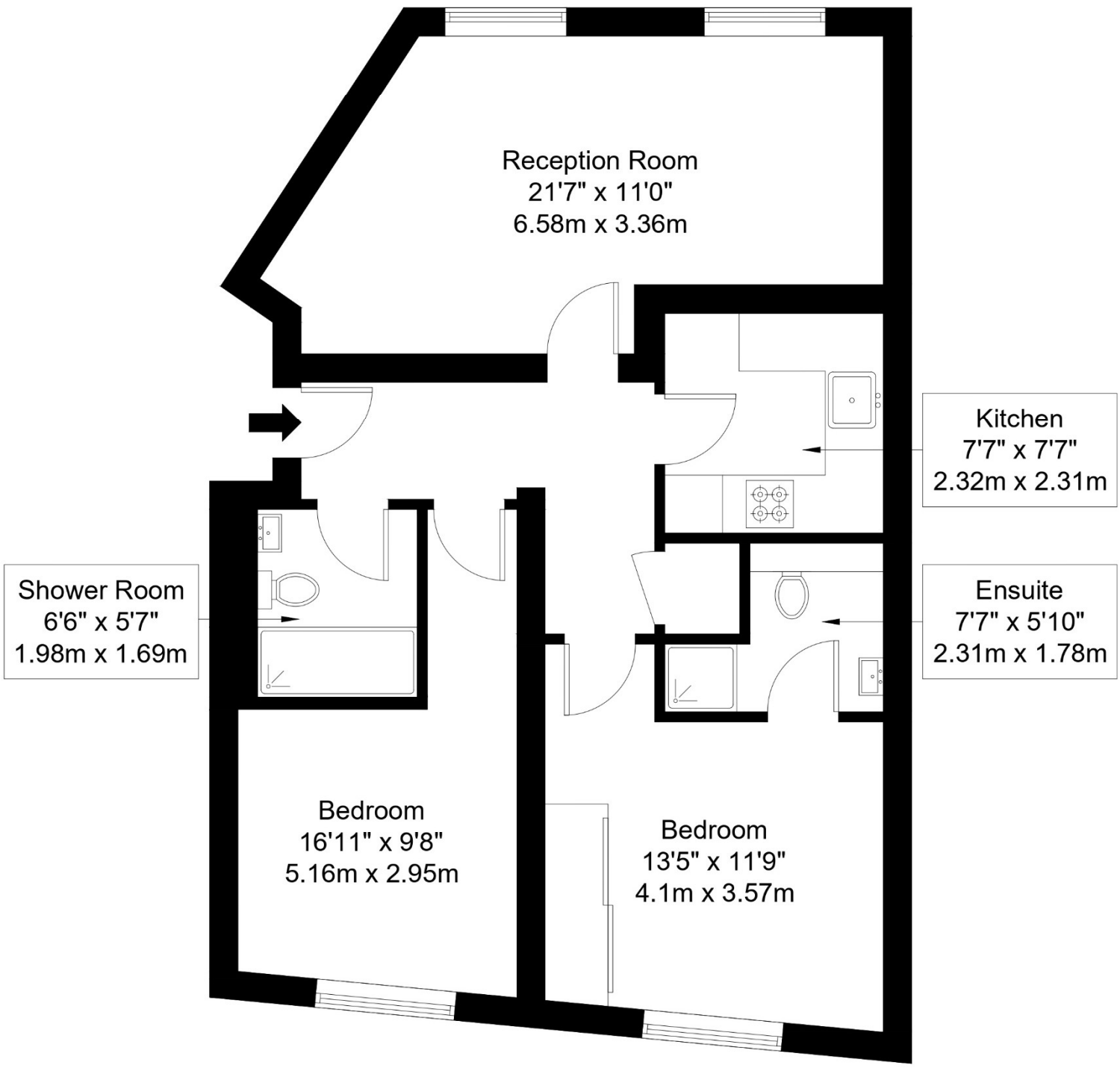
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.



Statham Court, N7 6FP

Approx Gross Internal Area = 65.2 sq m / 702 sq ft



Third Floor

Ref :

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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.
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