

TOLLINGTON WAY, N7

£475,000 LEASEHOLD

A two bedroom ground floor flat, converted from an attractive building, with direct access to a private rear garden.





Tollington Way is located between Hornsey Road and Holloway Road, nearest tube stations being Finsbury Park (Piccadilly & Victoria lines - including its overground station with lines into Kings Cross & Moorgate) and Archway tube station (Northern line) and close to upper Holloway overground station, local bus services and shops in Stroud Green, Crouch End and along the Holloway Road.

The flat which is all on the ground floor comprises a reception room with an open plan kitchen, a bathroom, two bedrooms & direct access to a private rear garden.

An internal viewing is highly recommended.

TENURE: **125 Year Lease from 26th February 2002**

GROUND RENT: **£200p.a**

SERVICE CHARGE: **£1,856.25p.a – For year ended 24.03.2023 - For Buildings insurance, communal maintenance, repairs, cleaning etc.**

Council Tax: London Borough of Islington - Council Tax Band: C (£1,612.79 for 2023/24).





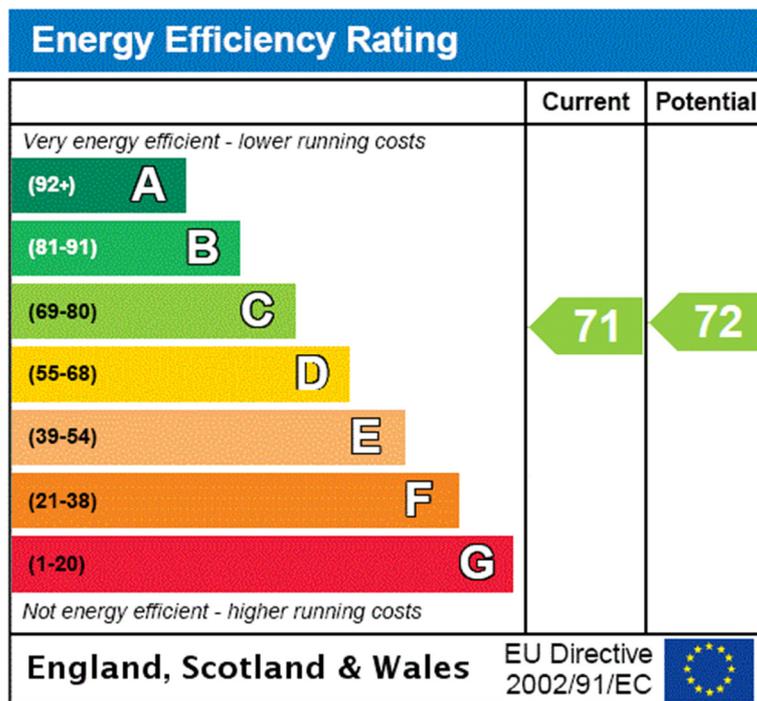


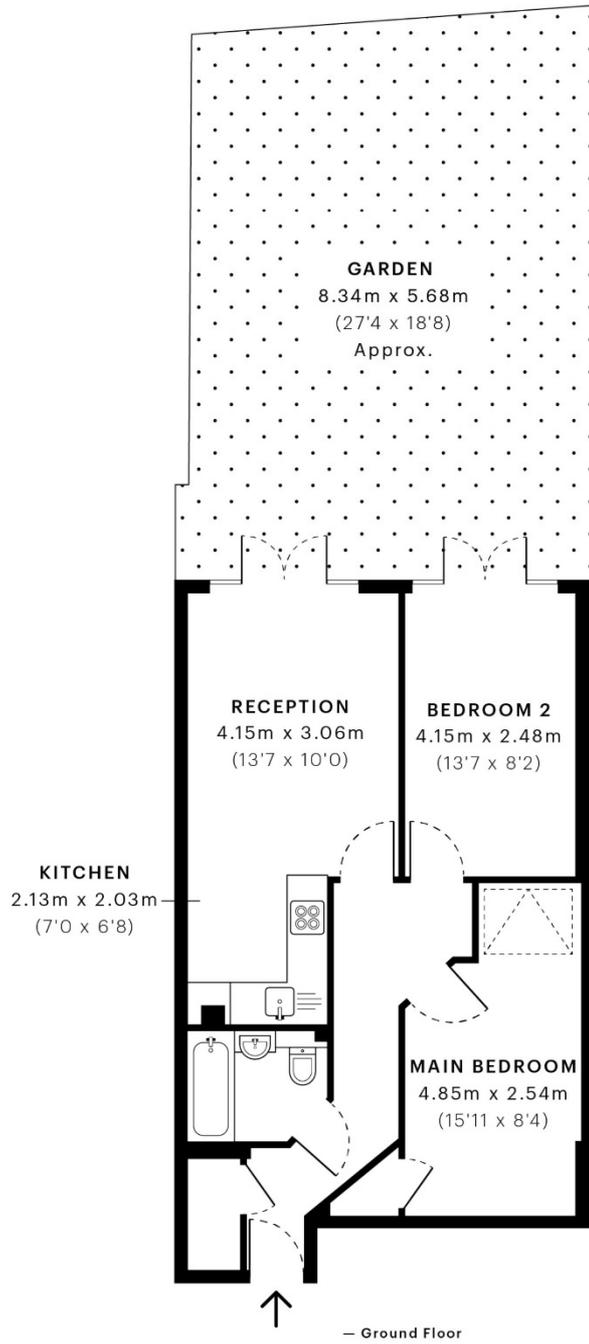




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





GROSS INTERNAL AREA (GIA)
The footprint of the property
52.23 sqm / 562.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
49.80 sqm / 536.04 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 52.94 sqm / 569.84 sqft
IPMS 3C RESIDENTIAL 50.74 sqm / 546.18 sqft

SPEC ID 5641c52c4a7113a0de94ccf38