

# TOLLINGTON ROAD, N7 OFFERS IN EXCESS OF £550,000 LEASEHOLD

A spacious two bedroom flat, set on the second & third (top) floors of a period building in N7, with a private section of rear garden.





Tollington Road is located between Hornsey Road and Holloway Road, nearest tube stations being Holloway Road (Piccadilly Line) & Finsbury Park (Piccadilly & Victoria lines - including its overground station with lines into Kings Cross & Moorgate) and close local bus services and shops including Waitrose & Morrisons. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road.

The flat, which has its entrance off the communal hallway on the first floor, comprises a reception room with access through to the kitchen and a windowed shower room all on the second floor, with two bedrooms (one with a large cupboard) on the third (top) floor above. The flat also has its own private section of rear garden.

<b>TENURE:</b>	<b>125 Years Lease from 29<sup>th</sup> September 1999</b>
<b>GROUND RENT:</b>	<b>£10p.a</b>
<b>SERVICE CHARGE:</b>	<b>£1141.72 – Estimated for period 01.04.23 to 31.03.24- For buildings insurance, management and other communal charges</b>

Council Tax: London Borough of Islington - Council Tax Band: D (£1,814.39 for 2023/24).











**OWN REAR SECTION OF THE GARDEN BELOW**





**\*\*PLEASE NOTE THAT ALL THE PHOTOS IN THIS BROCHURE WERE TAKEN AUGUST 2022\*\***

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.

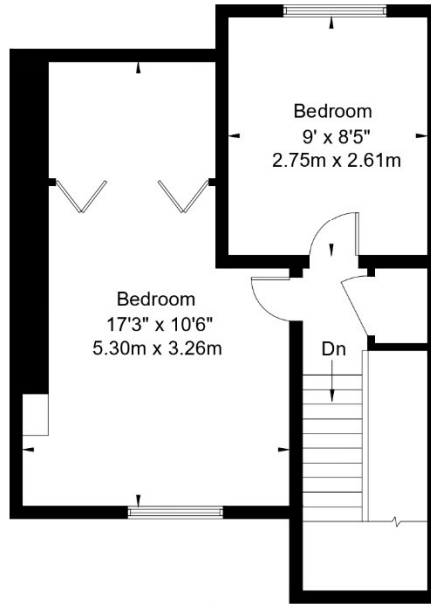
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# Tollington Road, N7 6PD

Approx Gross Internal Area = 76.3 sq m / 822 sq ft



Third Floor



First Floor

Second 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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN