



## LEAR COURT

LONDON N19

# Shared Ownership *in a vibrant North London* neighbourhood

Welcome to Lear Court, an exclusive collection of one and two bedroom apartments for shared ownership set within a new development in Upper Holloway, London Borough of Islington. The three spacious and secure ground floor apartments available feature contemporary interiors, including designer fitted kitchens with integrated appliances. Each apartment is set back from the road and has a private terrace and also benefits from landscaped communal gardens at the centre of the development.

Lear Court is located at the northern end of Holloway Road, within a short walk of Upper Holloway Overground station and Archway Underground station. With the bustling high street of Holloway Road on your doorstep, easy access to popular Highgate and Crouch End, and fast connections into central London, Lear Court presents a fantastic opportunity for shared ownership buyers.



# Specification

## KITCHEN

- Contemporary style fitted cabinets finished in light grey gloss
- Aura Global Quartz worktops
- Integrated appliances:
  - Multi-function electric fan oven
  - Four-ring hob
  - Extractor hood
  - Full height fridge/freezer
  - Washer/dryer
- 1 1/2 bowl stainless steel sink
- Chrome finished level mixer tap
- Low energy lighting & LED Pelmet Lights
- Engineered wood flooring

## BATHROOM

- Contemporary style white sanitary ware:
  - Steel bath
  - Wash basin
  - Close-coupled WC with dual flush
- Over-bath thermostatic shower
- Chrome-finished lever mixer basin and bath taps
- Toughened glass shower screen
- Heated towel rail
- Non-slip ceramic floor tiles

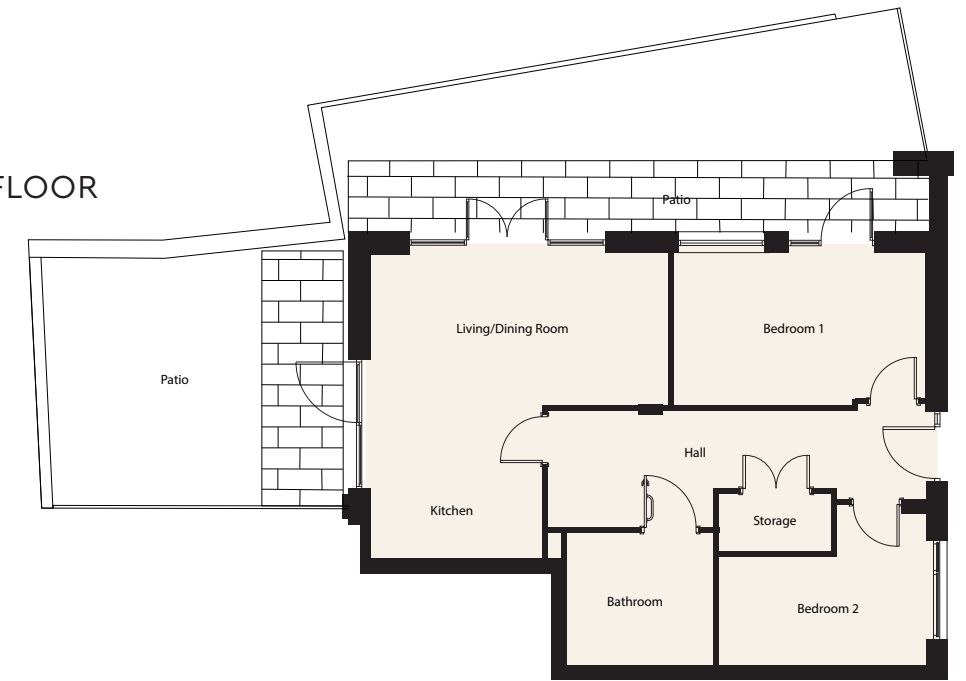
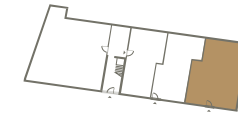
## GENERAL

- Engineered wood flooring to living/dining room, kitchen and hall
- Multi-weave fitted carpet to bedrooms
- Walnut veneered contemporary style interior doors
- Generous gardens to ground floor apartments



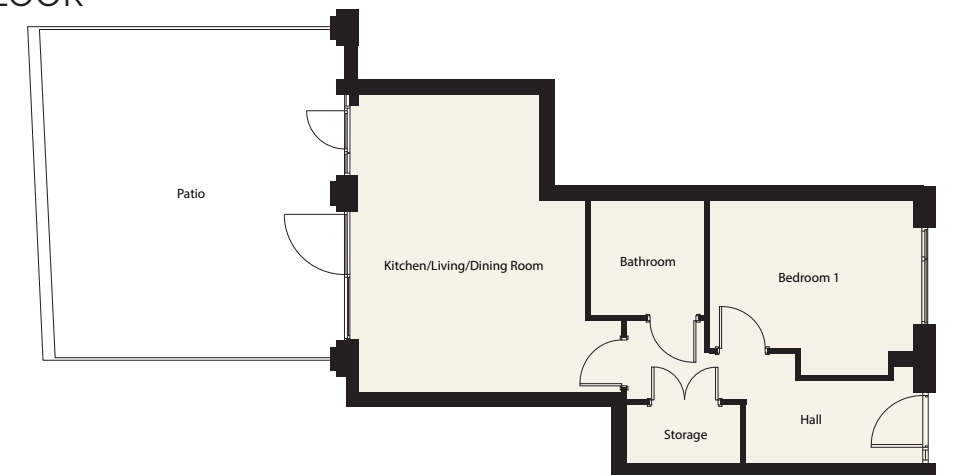
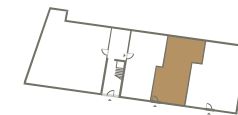
### APARTMENT 1 | GROUND FLOOR

Total internal area: 71.5 m<sup>2</sup>



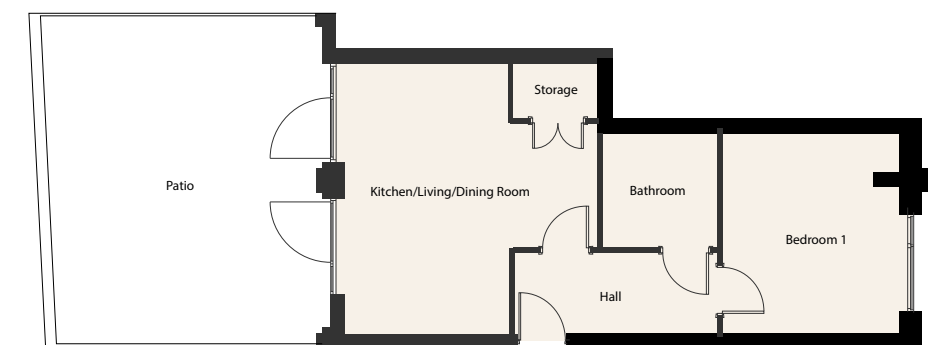
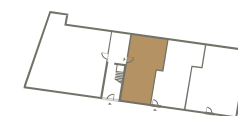
### APARTMENT 2 | GROUND FLOOR

Total internal area: 50 m<sup>2</sup>



### APARTMENT 3 | GROUND FLOOR

Total internal area: 44.4 m<sup>2</sup>



A short walk from Lear Court a mix of high street shops and independent retailers, restaurants and pubs can be found along Holloway Road. Many of North London's favourite destinations are also within easy reach.

Find everything you need from groceries and bargains to street food stalls at The Nag's Head Market and Centre on nearby Seven Sisters Road. Even closer to home a Tesco Express and a Sainsbury's Local are both just a six-minute walk from Lear Court for everyday essentials.

For nightlife, renowned live music venues such as Nambucca and The Dome are within walking distance, as are many pubs and restaurants such as a family-run Italian trattoria, 500.

Peace and quiet with wildlife ponds and woodland can be found nestled away at Whittington Park, less than 200 metres from Lear Court. Use the outdoor gym and football pitches here or visit the nearby PureGym.

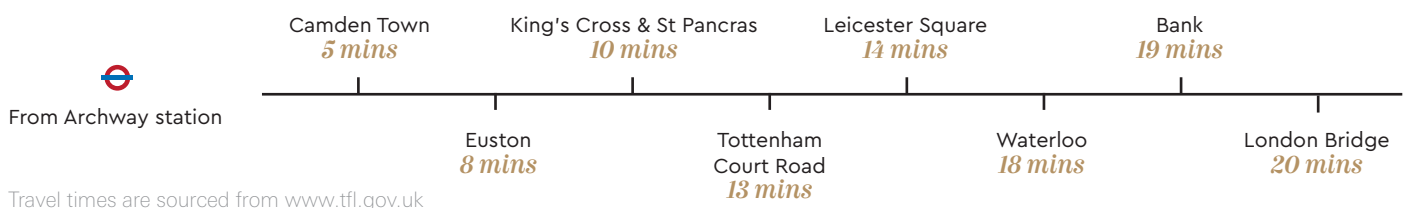
Football fans may welcome being so close to the Emirates Stadium, which also hosts a variety of concerts and events, a 14 minute bus journey from Lear Court.

Explore nearby Highgate, Stroud Green or Crouch End for a village atmosphere, perfect for easy going weekends with superb options for dining, shopping and entertainment. Try out one of Stroud Green's pubs such as the vibrantly decorated Faltering Fullback after catching a performance at the local Park Theatre.

Lear Court is close to Archway and Tuffnell Park tube stations and Upper Holloway overground station, with several major bus routes towards London Bridge and Moorgate also available on Holloway Road.



LEAR COURT | 648 HOLLOWAY ROAD, N19 3NU



Travel times are sourced from [www.tfl.gov.uk](http://www.tfl.gov.uk)

For more information please email or call:  
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