



**Tollington Park, N4**

£1,580,000

Freehold

**Castles**



## Tollington Park, N4

A magnificent and imposing five-bedroom, linked, semi-detached Victorian residence offering space and charm in abundance with exceptional bright and airy rooms throughout. Ideally positioned equidistantly to Finsbury Park and Crouch Hill stations with an array of desired amenities available on Stroud Green and nearby Crouch End. Further comprising through reception, kitchen/diner, guest wc., two bathrooms, utility room and an approximate 100ft private rear landscaped garden incorporating a 120 years old wisteria that blooms in May. Benefitting from off-street parking and ample storage facilities including cellar. Surrounded by green open spaces via Parkland walk and Finsbury Park. Offered with no onward chain.

*EPC Rating: E*  
*Current: 40 Potential: 75*

*Council Tax Band: F*

**£1,580,000**

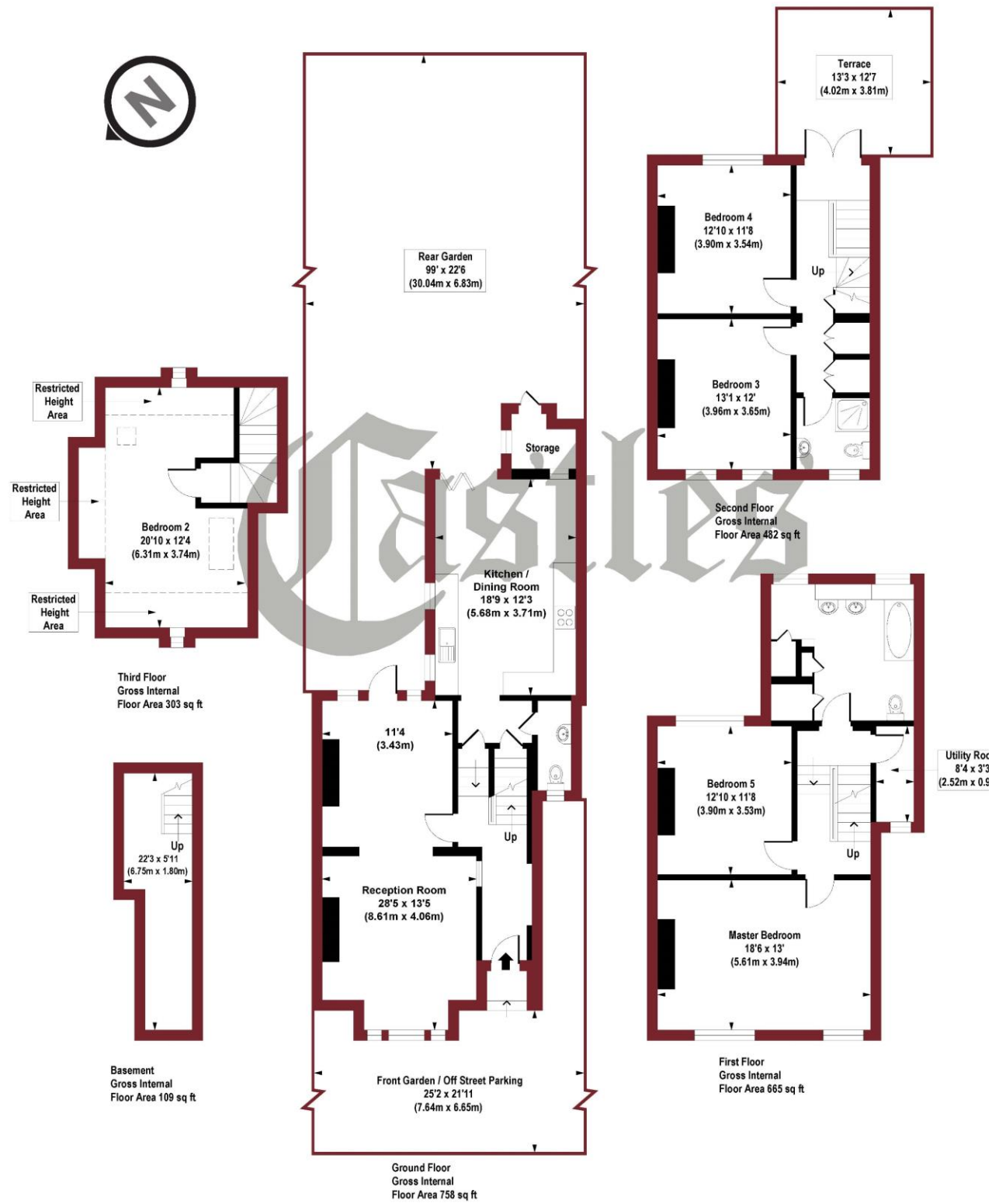
**Freehold**

# Castles

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**APPROXIMATE GROSS INTERNAL AREA**  
**215.29 sq m / 2317 sq ft**  
**(Including Restricted Height Area & Storage)**  
**204.56 sq m / 2202 sq ft**  
**(Excluding Restricted Height Area & Storage)**



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

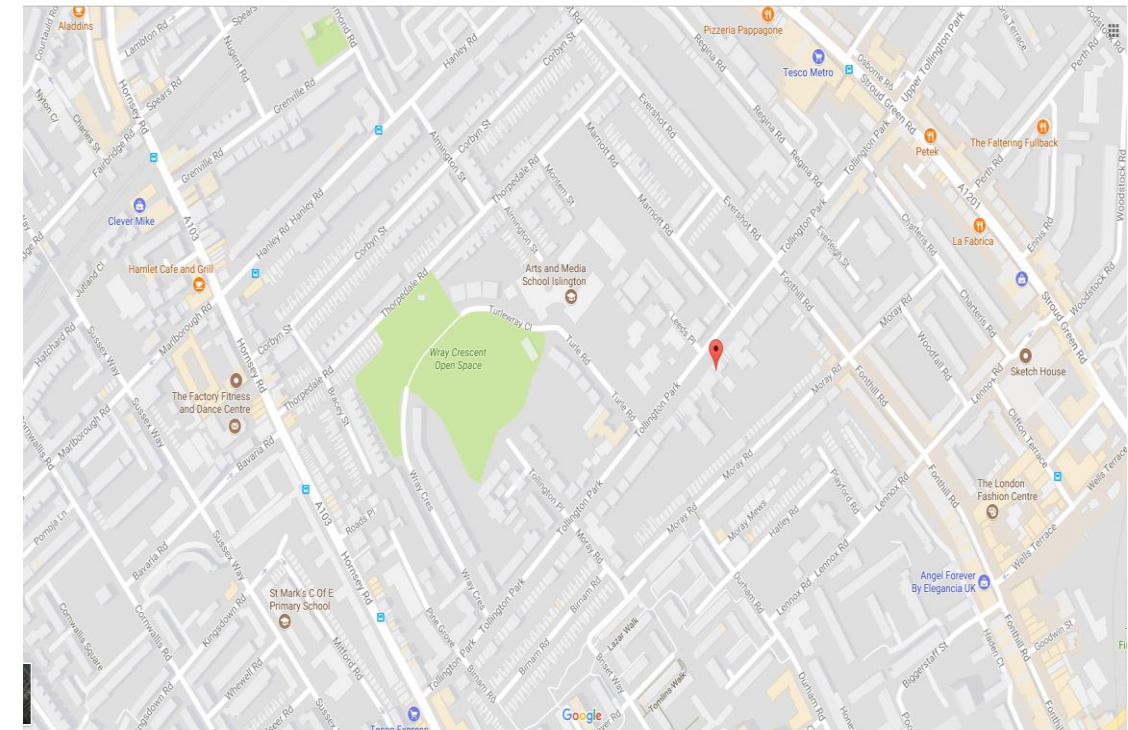
**An Overview of Islington**

The London Borough of Islington was formed in 1965 by merging the former metropolitan boroughs of Islington and Finsbury. **Attractions include:** Almeida Theatre, Business Design Centre, Emirates Stadium, House of Detention museum, Estorick Collection of Modern Italian Art, Islington Local History Centre, Islington Museum, The King's Head Theatre and London Canal Museum. Street markets to visit include Camden Passage, Chapel Market, Exmouth Market, Nag's Head Market and Whitecross Street Market.

**Parks and open spaces:** Barnard Park, Bingfield Park, Bunhill Fields, Caledonian Park, Gillespie Park, Highbury Fields, Paradise Park, Rosemary Gardens, Spa Fields Gardens and Whittington Park.

**Transport** - Islington has a wide variety of transportation services, with direct connections to the suburbs and the City and West End. Islington also has 10 tube stations within its boundaries, with connections by the tube to all around London. These stations principally serve the Northern, Piccadilly and Victoria lines. Farringdon station is also served by the Circle, Hammersmith & City and Metropolitan lines. Tube and rail station: Angel, Archway, Arsenal, Caledonian Road, Canonbury railway station, Crouch Hill railway station, Drayton Park railway station, Essex Road railway station, Farringdon, Finsbury Park station, Highbury and Islington, Holloway Road, Old Street, Tufnell Park, Upper Holloway railway station. **London Overground stations:** Caledonian Road & Barnsbury, Canonbury, Crouch Hill, Highbury & Islington, Upper Holloway. There are several railway stations in the borough. Drayton Park, Essex Road, Farringdon, Finsbury Park, Highbury and Islington, Old Street.

**Universities:** City University, London at Northampton Square, formerly the Northampton Institute, founded in 1894; and London Metropolitan University, North Campus on the Holloway Road, formed from the merger of the University of North London and London Guildhall University in 2002. **Colleges** - City and Islington College; and Westminster Kingsway College. The Musical Theatre Academy is a private performing arts college located in Islington. **Schools:** The borough currently maintains 47 primary schools, 10 secondary schools, three special school. In 2000, Cambridge Education Associates, a private firm, took over the management of the Islington's state schools from the local education authority.



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