



4 TOLLINGTON COURT TOLLINGTON PARK

LONDON, N4 3QT

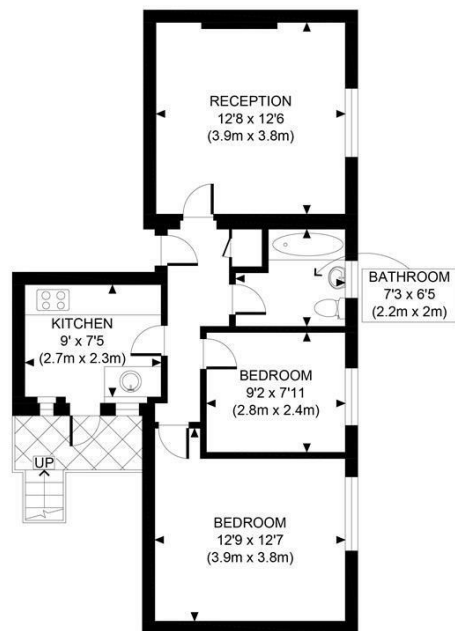
£475,000
SHARE OF FREEHOLD

Set within a beautifully maintained Edwardian mansion block, this charming Third -floor apartment offers a delightful blend of period character and modern convenience. Ideally positioned for excellent transport links, the property benefits from a vibrant local community and easy access to green spaces.

The spacious layout features two well-proportioned double bedrooms, a bright reception area. The separate fitted kitchen includes integrated appliances, while the fully tiled family bathroom comes complete with a shower attachment.

Additional highlights include gas central heating, and access to beautifully maintained communal gardens. For added practicality, the property offers a small bicycle storage area and first-come, first-served off-street parking at the front of the building.

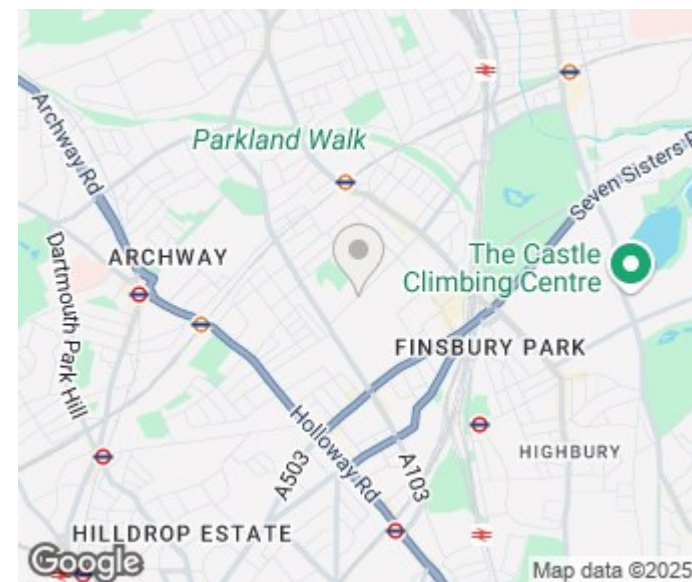
Hemmingfords



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 560 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 560 SQ FT / 52 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	
Tollington Court	
date	17/04/25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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