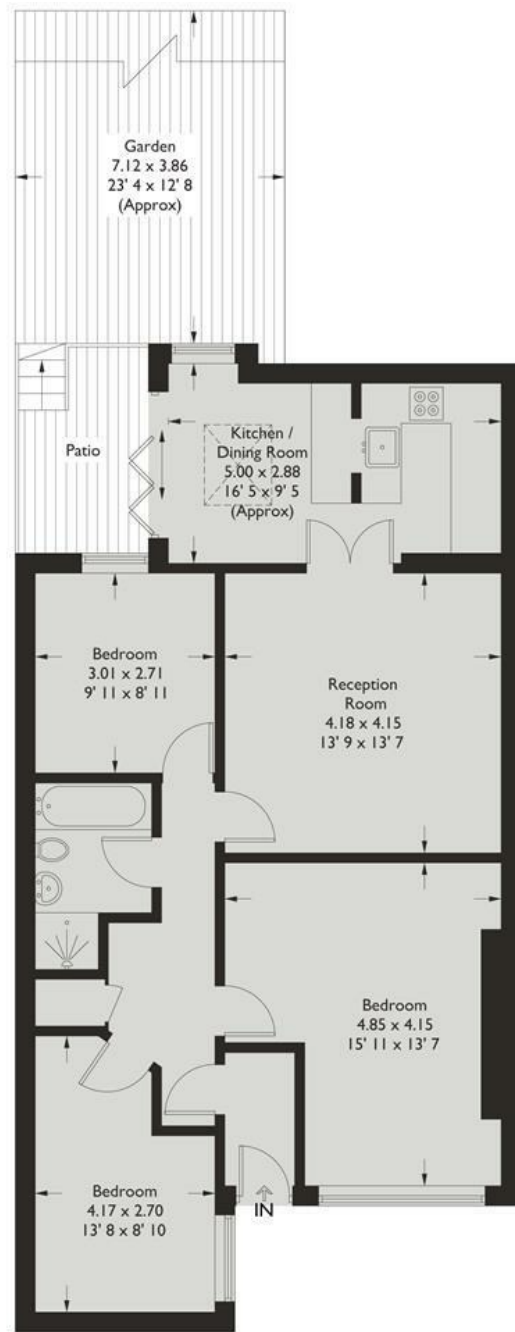




909 SqFt Interior



Lower Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

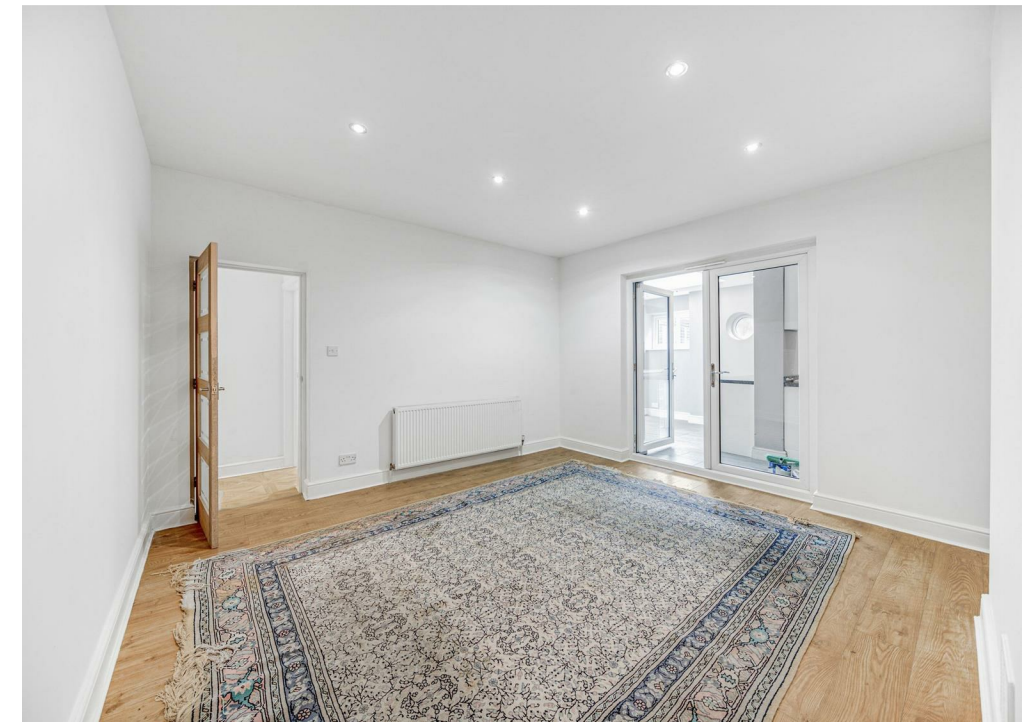
0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

TOLLINGTON PARK

3 BEDROOM | 1 BATHROOM | FLAT





## OUR FAVOURITE FEATURES:

> SHARE OF FREEHOLD

> LEASE BEING EXTENDED TO 999 YEARS

> EPC C

> COUNCIL TAX BAND D

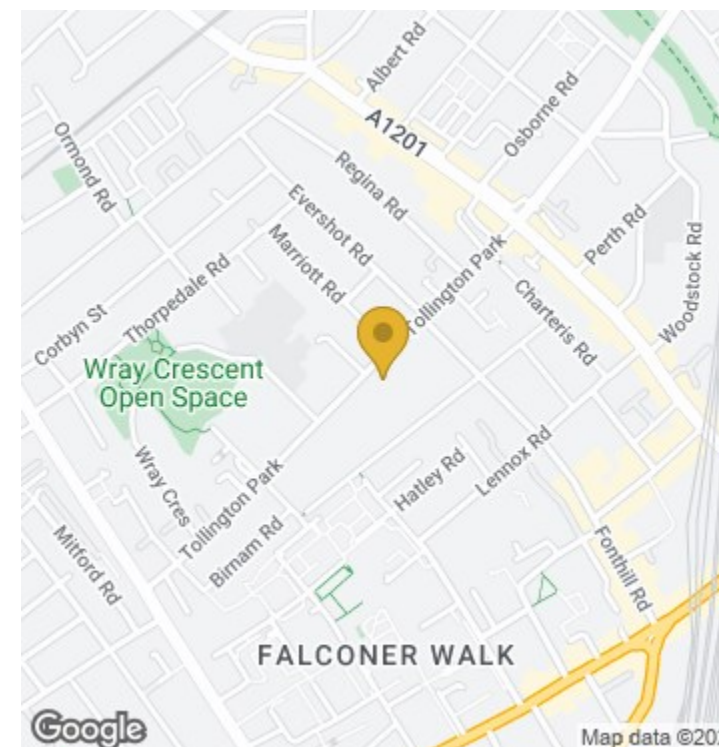
## KEY FEATURES

- 3 DOUBLE BEDROOMS
- PRIVATE GARDEN
- SHARE OF FREEHOLD
- PRIVATE ENTRANCE
- OFF STREET PARKING
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£650,000

Set across the lower ground floor of an imposing Victorian building, this well-proportioned three bedroom home boasts contemporary decor, private patio and garden in the heart of popular Stroud Green.

Tollington Park sits a mere stroll from the Parkland Walk, running from Finsbury Park up to Highgate Woods along a disused railway line, and less than a ten minute walk to Finsbury Park tube, for the Victoria, Picadilly and overground lines. Check out our Neighbourhood Guides for local tips on your new area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

- BEDROOMS: 3
- BATHROOMS: 1
- RECEPTIONS: 1

