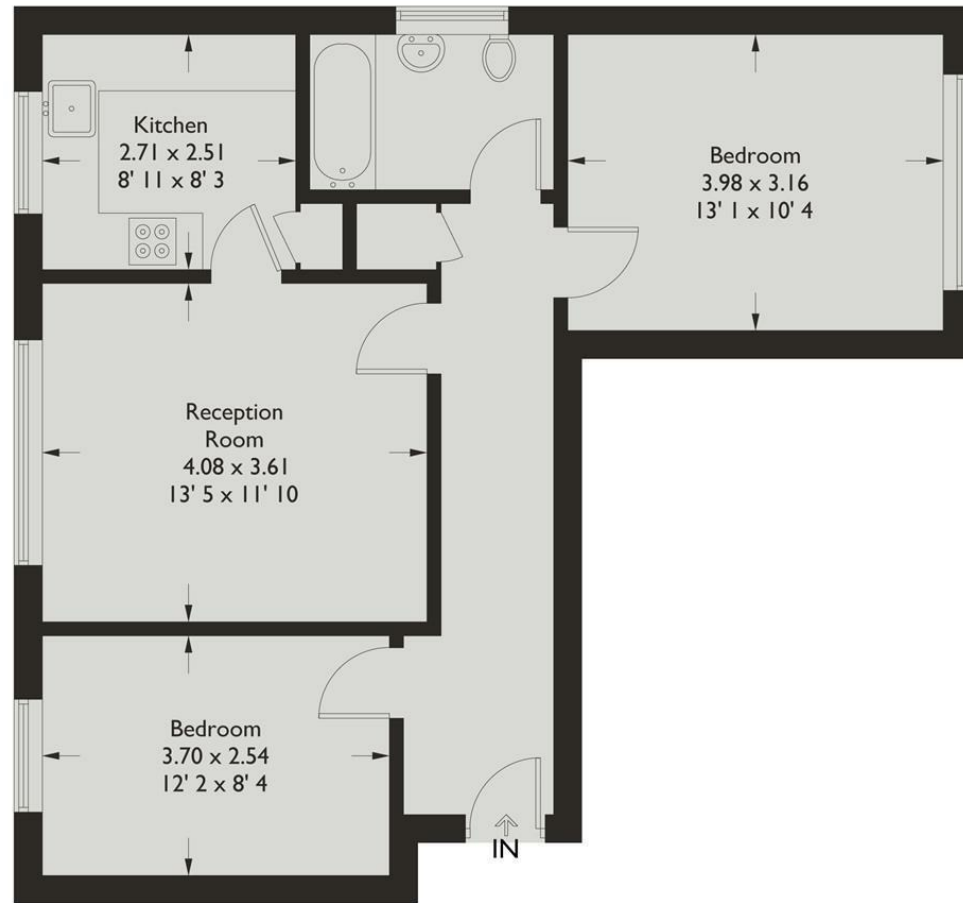




654 SqFt Interior



First 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.



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TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | FLAT





**MATERIAL INFORMATION:**

- > LEASEHOLD 148 YEARS
- > £1500.00 SERVICE CHARGE £240.00 GROUND RENT
- > EPC C
- > COUNCIL TAX BAND D

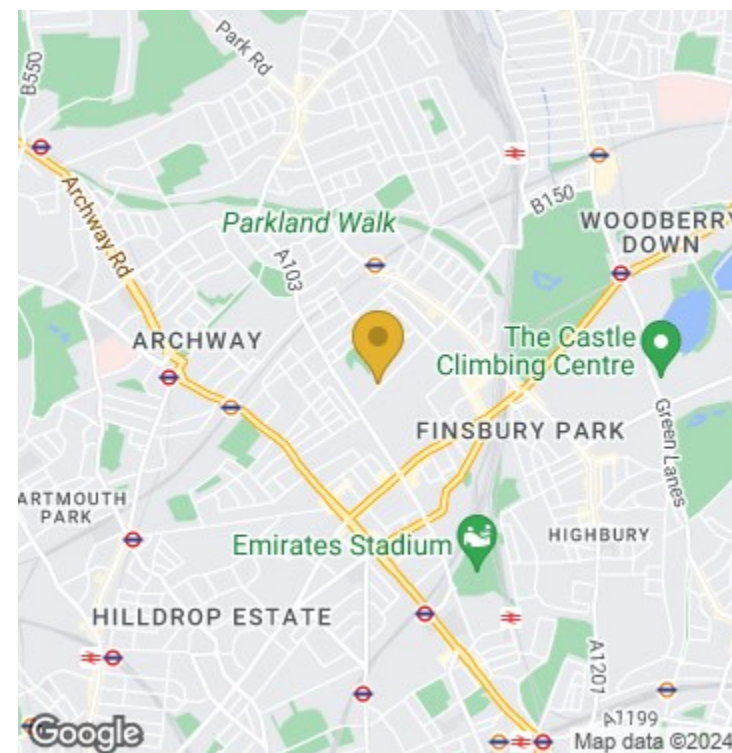
**KEY FEATURES**

- 2 DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- SEPARATE KITCHEN
- WELL PRESENTED THROUGHOUT
- COMMUNAL GARDEN
- 0.5 MILES TO FINSBURY PARK STATION

**YOURS FOR £475,000**

If you're a fan of contemporary decor and plentiful natural light, you'll love this modern two bedroom flat that resides across the first floor of a private purpose built block.

Located on Tollington Park, your two bedroom home is located less than a mile to Finsbury Park Station (accessible by the Victoria, Piccadilly and Overground lines) and Stroud Green Road, which features a range of independent shops, deli's and TimeOut recommended restaurants. The local housing stock is predominantly Victorian and the area is increasingly popular with young professionals and families due to it's green spaces, excellent transport links, Ofsted rated 'Excellent' primary schools, pretty residential streets and warm community feeling.



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		75	79
		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: 2**

**BATHROOMS: 1**

**RECEPTIONS: 1**

