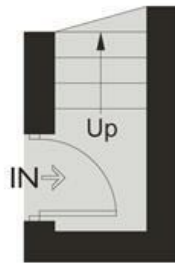


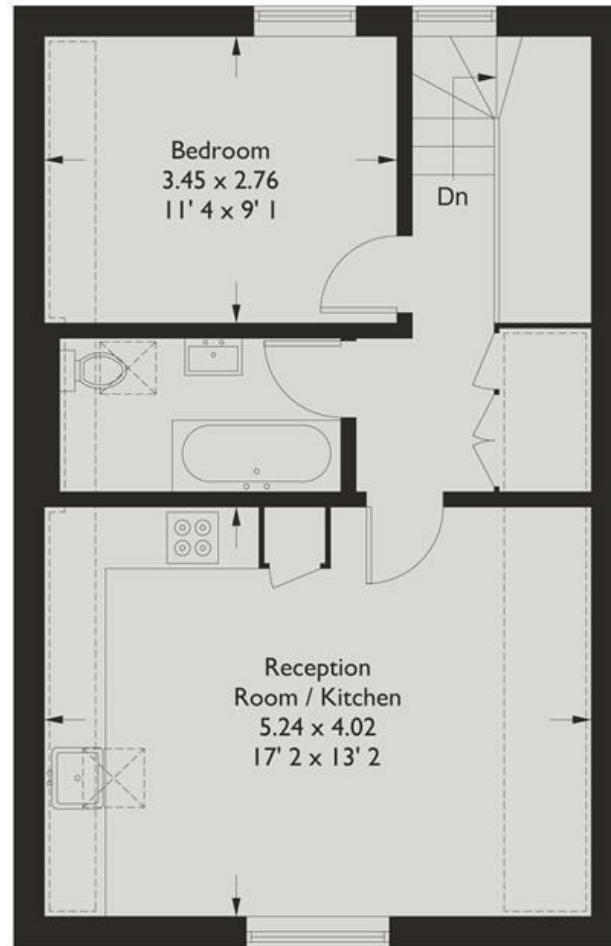


516 SqFt Interior



First Floor
21 sq ft / 2 sq m

= Reduced headroom below 1.5m / 5'0"



Second Floor
495 sq ft / 46 sq m
(Including Reduced Headroom)

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

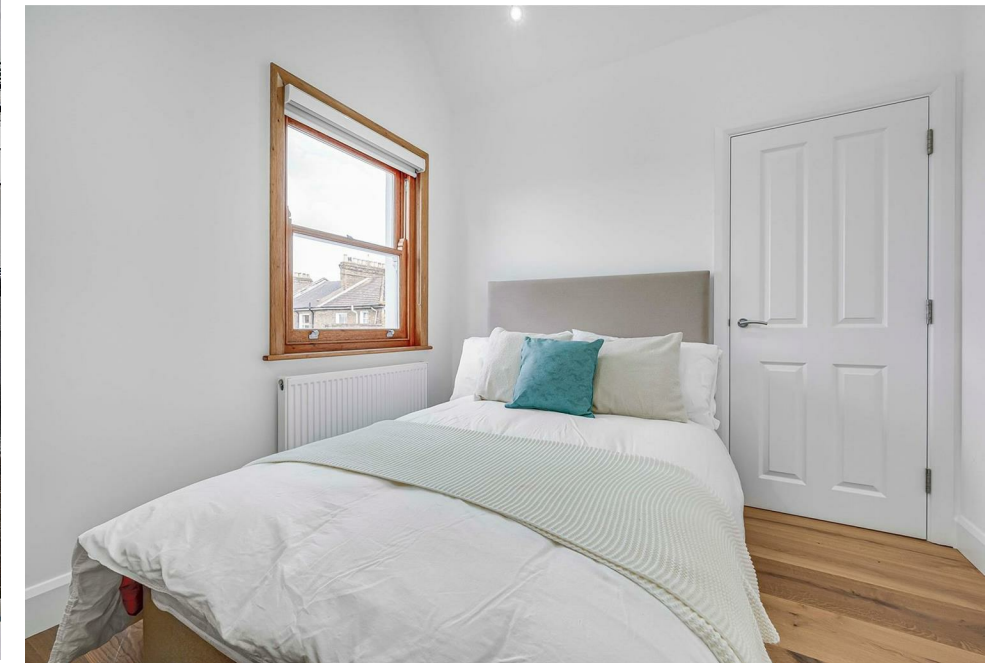
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

UPPER TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD ON COMPLETION
- > EPC C
- > COUNCIL TAX TBC
- > £0 SERVICE CHARGE
- > £0 GROUND RENT

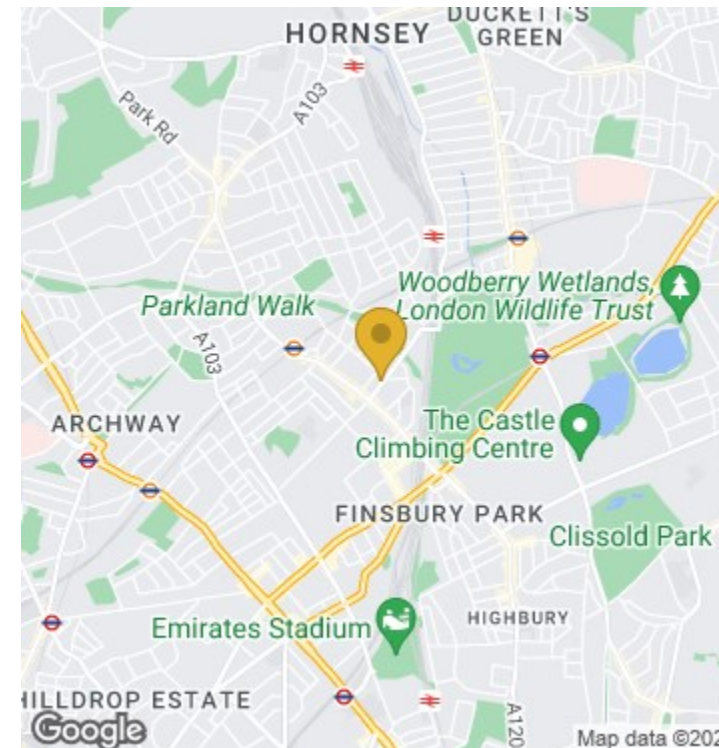
KEY FEATURES

- 1 DOUBLE BEDROOM
- CHAIN FREE
- SHARE OF FREEHOLD
- VAULTED CEILINGS
- NEWLY REFURBISHED
- 0.4 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£425,000**

Welcome to this charming property located in the sought-after area of Upper Tollington Park in Stroud Green. This delightful flat boasts a newly refurbished interior, perfect for those looking for a modern and stylish living space.

Don't miss out on the chance to make this beautifully refurbished flat your own and experience the best of city living in this vibrant and desirable neighbourhood.



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		79	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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

