



551 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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UPPER TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | FLAT





### MATERIAL INFORMATION:

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

### KEY FEATURES

- 2 DOUBLE BEDROOMS
- CHAIN FREE
- SHARE OF FREEHOLD
- FIRST FLOOR FLAT
- NEWLY REFURBISHED
- 0.4 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£560,000

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

As you step into the property, you are greeted by a bright and airy open plan living area seamlessly connected to a contemporary kitchen, perfect for entertaining guests or relaxing after a long day. With two spacious double bedrooms, there is plenty of room for a growing family, guests, or even a home office.

Offered chain-free, this property provides a hassle-free buying opportunity, allowing you to move in swiftly and make it your own. The location offers the best of both worlds, with a peaceful residential setting while still being close to the vibrant amenities of Finsbury Park



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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

