



728 SqFt Interior
46 SqFt Exterior Balcony



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

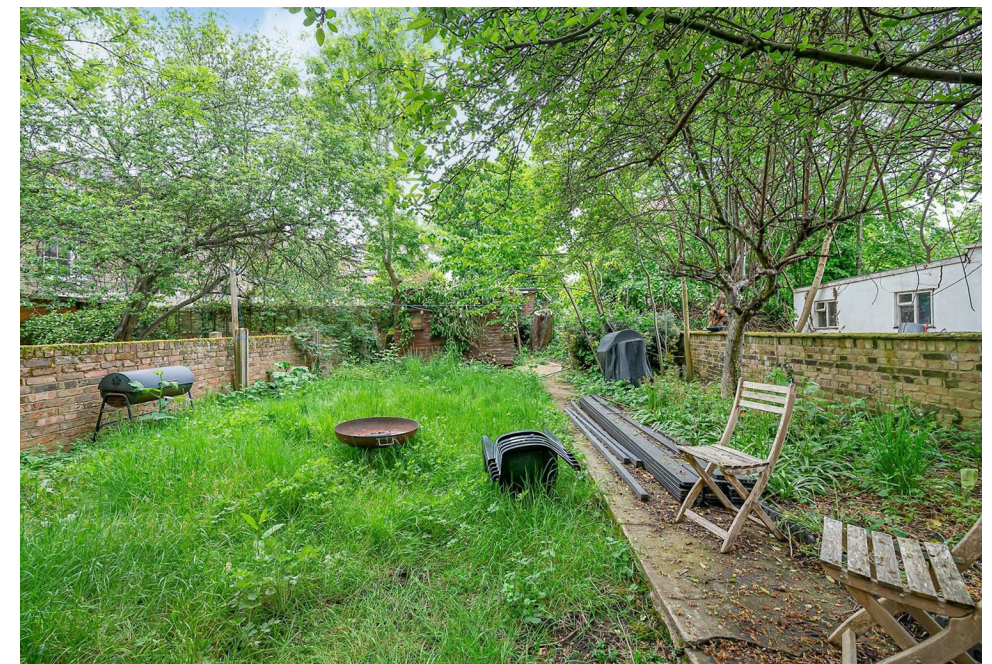
85 Stroud Green Road, Finsbury Park, London, N4 3EG

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UPPER TOLLINGTON PARK

2 BEDROOM | 2 BATHROOM | NOT SPECIFIED



MATERIAL INFORMATION:

> LEASEHOLD - 125 YEARS FROM 2023

> £250 PA GROUND RENT

> £750 PA SERVICE CHARGE

> EPC TBC

> COUNCIL TAX BAND TBC

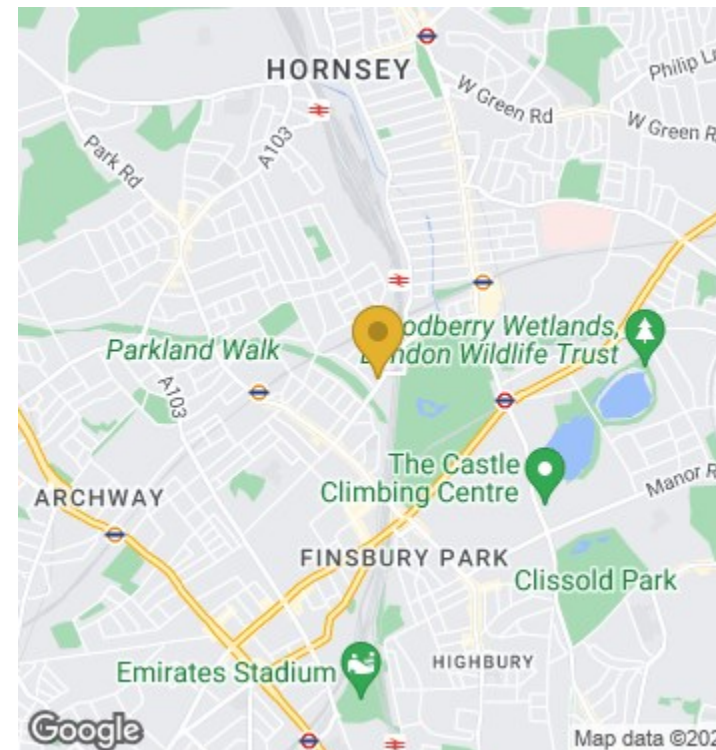
KEY FEATURES

- TO BE REFURBISHED AND CONVERTED AFTER EXCHANGE
- 2 DOUBLE BEDROOMS
- 1 BATHROOM 1 ENSUITE
- PRIVATE SECTION OF GARDEN
- OFFERED CHAIN FREE
- 0.6 MILES TO FINSBURY PARK STATION

**YOURS FOR
£765,000**

Set to be newly renovated and converted from two flats into one large home, Discover plentiful space and natural light throughout this versatile two bedroom abode, just moments from the lively surrounds of Stroud Green. Artfully presented across the ground floor, your spacious garden flat awaits within an imposing Victorian building in the heart of inner North London. You will love the abundance of space inside.

This attractive flat is found just moments 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, Piccadilly and overground lines. We recommend visiting the Stroud Green area guide on our Neighbourhoods page for a taste of the local 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		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: 2
- BATHROOMS: 2
- RECEPTIONS: 1

