



## Tollington Park

APPROX. GROSS INTERNAL FLOOR AREA 665 SQ FT / 61.8 SQ M



TOP FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as basis of valuation.

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TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | FLAT





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
ISLINGTON

DEPOSIT AMOUNT:

£2,423\*

CONTRACT TERM

12 MONTHS

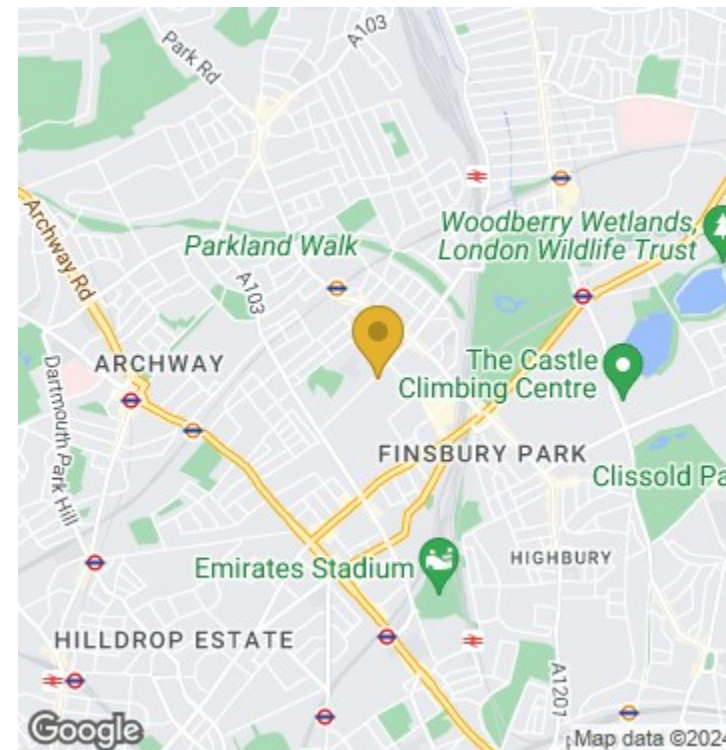
\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- 2 DOUBLE BEDROOMS
- TOP FLOOR FLAT
- FULLY FURNISHED
- AVAILABLE FROM 9TH AUGUST
- EPC RATING D
- 0.4 MILES TO FINSBURY PARK STATION

YOURS FOR  
£2,100 PCM

Approaching the property you are welcomed by a large driveway, ideal for parking, and a handsome stucco fronted stairwell. Once inside you'll find handy storage options via the rather large fitted shelving unit, leading you upstairs and into the spacious kitchen to your right. Decked in white painted wood flooring and a wealth of white cabinetry encasing contemporary fittings, you have an abundance of space to cook up a storm and entertain a (lockdown permitting) feast, lit beautifully by rear aspect double glazed windows. From here you'll find the master bedroom adorned with more fresh whites and boasting double alcoves, feature fireplace and plenty of space for double wardrobe and a desk area if required. The second bedroom, perfect for a cosy slumber, can also be utilised as a home office or nursery should you wish, with more clean white wood flooring and leafy views. Adjacent to the master bedroom lies the large living room complete with two double sofas, a multitude of shelving and gorgeous fitted wooden bench for your own private reading area. This is a truly delightful two double bedroom property, perfect for a couple, young family or friends within an ideal location for work from home-ers and pub-goers (come their long awaited re-open).



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 54                      | 65        |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         | 82        |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         | 51        |
| (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

