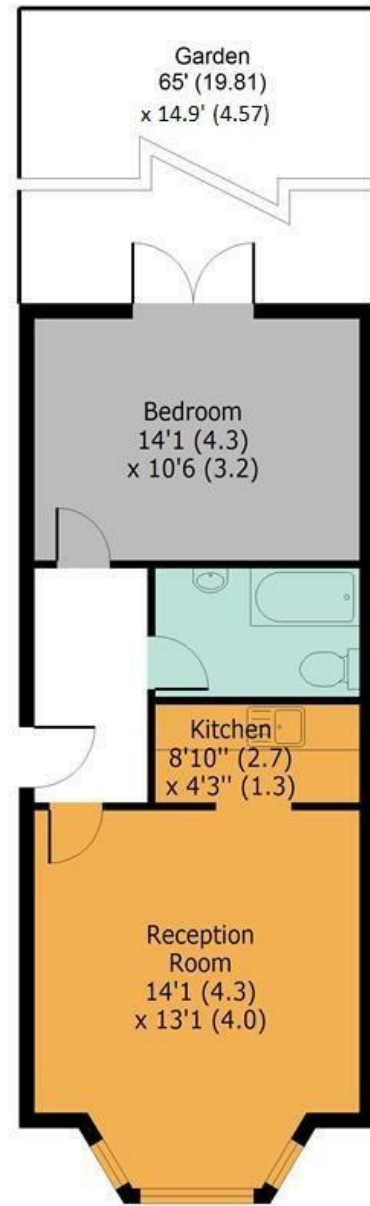




Tollington Park, N4

APPROX. GROSS INTERNAL FLOOR AREA 511 SQ FT / 47.5 SQ M



GROUND 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, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification 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 a basis of valuation.



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UPPER TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD 107 YEARS
- > £300 PA GROUND RENT
- > £2400 PA SERVICE CHARGE
- > EPC E
- > COUNCIL TAX BAND A

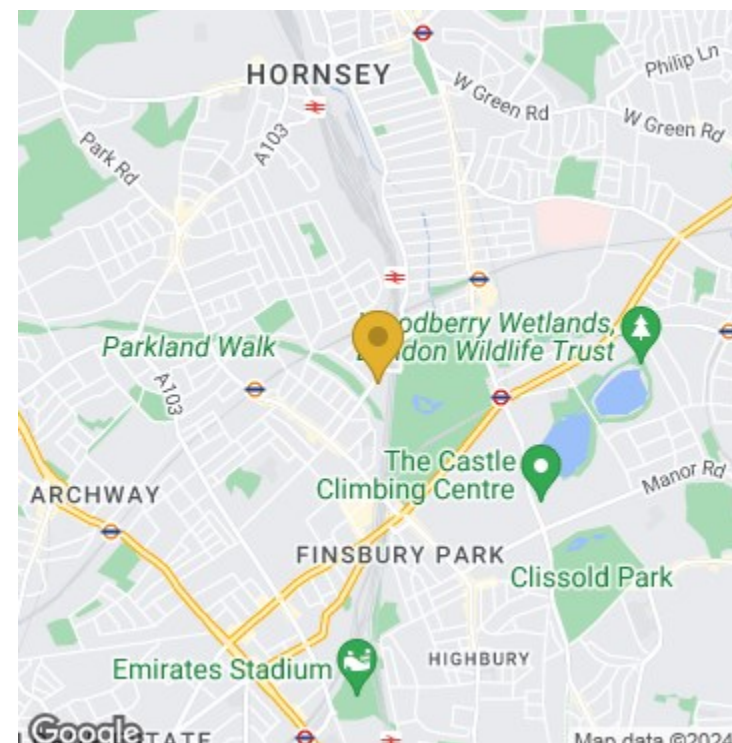
KEY FEATURES

- 1 BEDROOM APARTMENT
- OFFERED CHAIN FREE
- PRIVATE GARDEN
- PREVIOUS PLANNING PERMISSION TO EXTEND
- BAY FRONTED RECEPTION ROOM
- 0.6 MILES FROM FINSBURY PARK STATION

YOURS FOR £540,000

Your ground floor garden flat awaits, nestled along leafy Upper Tollington and surrounded by local green space and Time Out recommended amenities on your doorstep. Contemporary design meets charming original features throughout this period property in the heart of popular inner North London.

Located on Upper Tollington Park, just 400ft behind local nature reserve Parkland Walk, you're perfectly positioned to enjoy the wealth of amenities and green space waiting for you in Finsbury Park. Transport wise you are a short stroll from Finsbury Park Interchange providing direct access to Underground, National Rail and a multitude of local bus services.



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 53 | 76 |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| 47 | 78 |

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

BEDROOMS: 1

BATHROOMS: 1

RECEPTIONS: 1

