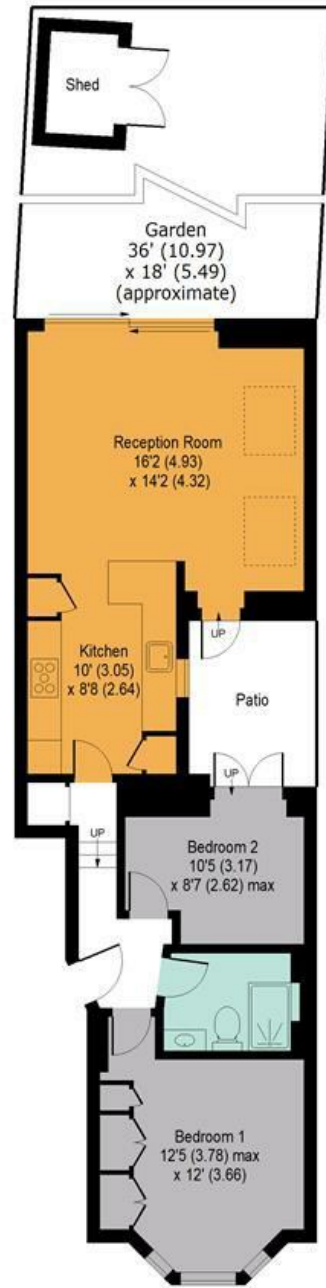




Upper Tollington Park, N4
APPROX. GROSS INTERNAL FLOOR AREA 690 SQ FT / 64.10 SQ M



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, 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.

www.lpaplus.com



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www.daviesdavies.co.uk

UPPER TOLLINGTON PARK
2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 87 YEARS ON THE LEASE
- > £0 GROUND RENT £0 SERVICE CHARGE
- > EPC TBC
- > COUNCIL TAX C

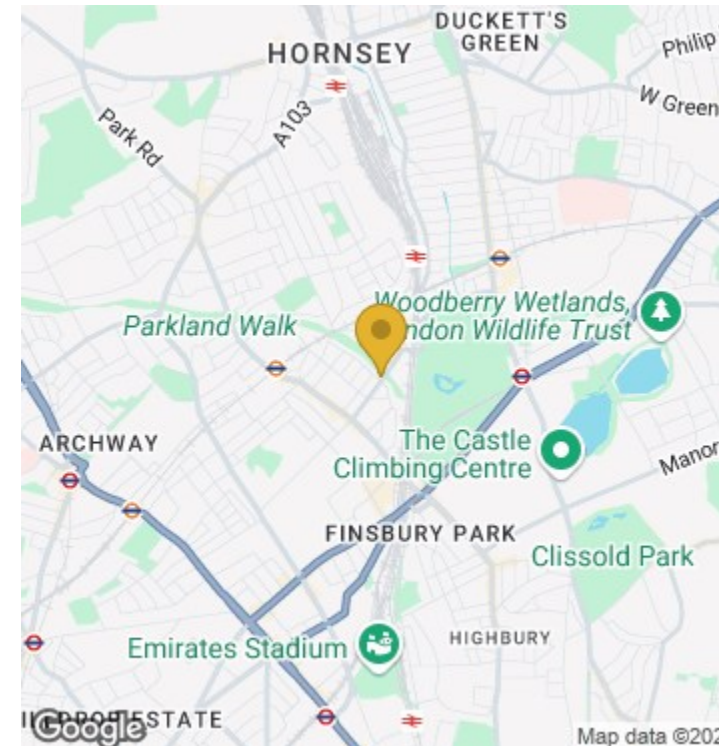
KEY FEATURES

- TWO BEDROOM FLAT
- SHARE OF FREEHOLD
- OFFERED CHAIN FREE
- PRIVATE GARDEN AND COURTYARD
- UNDERFLOOR HEATING THROUGHOUT
- 0.5 MILES FINSBURY PARK STATION

**YOURS FOR
£725,000**

This charming two bedroom, ground floor garden flat boasts an abundance of natural light and contemporary design throughout. Your spacious home awaits within a quintessential Victorian terrace in the heart of inner North London, located within the ever popular surrounds of Stroud Green.

Located on Upper Tollington Park, just 500ft behind local nature reserve Parkland Walk, and only 0.1 miles from the famous Finsbury Park, you're perfectly positioned to enjoy the wealth of amenities waiting for you in surrounding Stroud Green. Furthermore, you will be situated a mere 0.5 miles away from Finsbury Park Station, connecting you to the Victoria, Piccadilly, and National Rail lines.



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		76	78
		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: 1
- RECEPTIONS: 1

