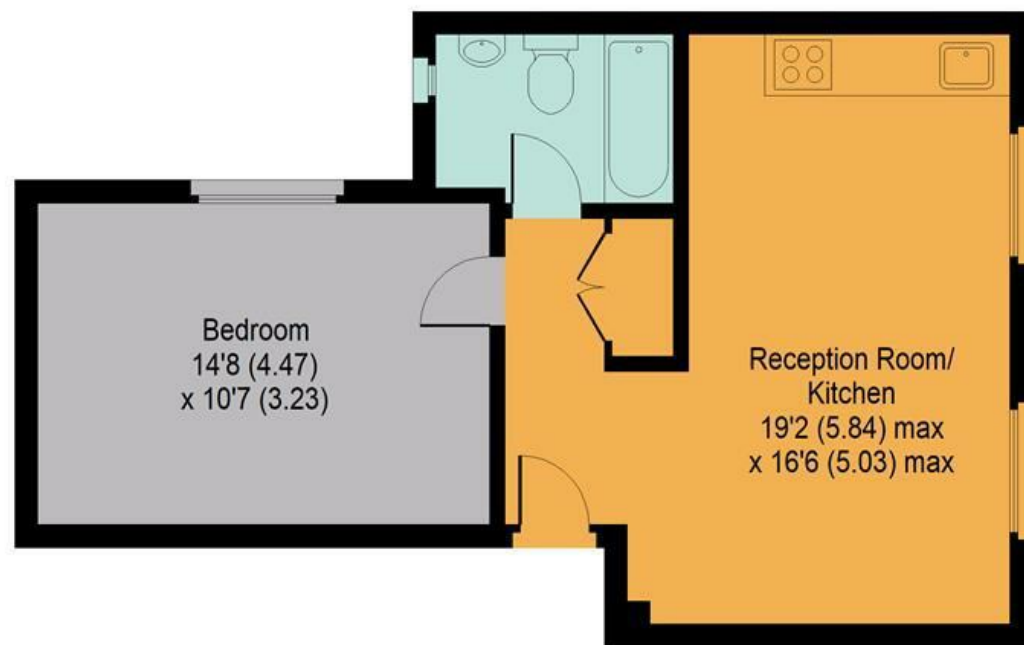




## Clyro Court

APPROX. GROSS INTERNAL FLOOR AREA 477 SQ FT / 44.3 SQ M



FIRST 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.



DAVIES & DAVIES ESTATE AGENTS

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[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | NOT SPECIFIED





### MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 999 YEAR LEASE FROM 2019
- > £0 GROUND RENT
- > £1148 PA SERVICE CHARGE

### KEY FEATURES

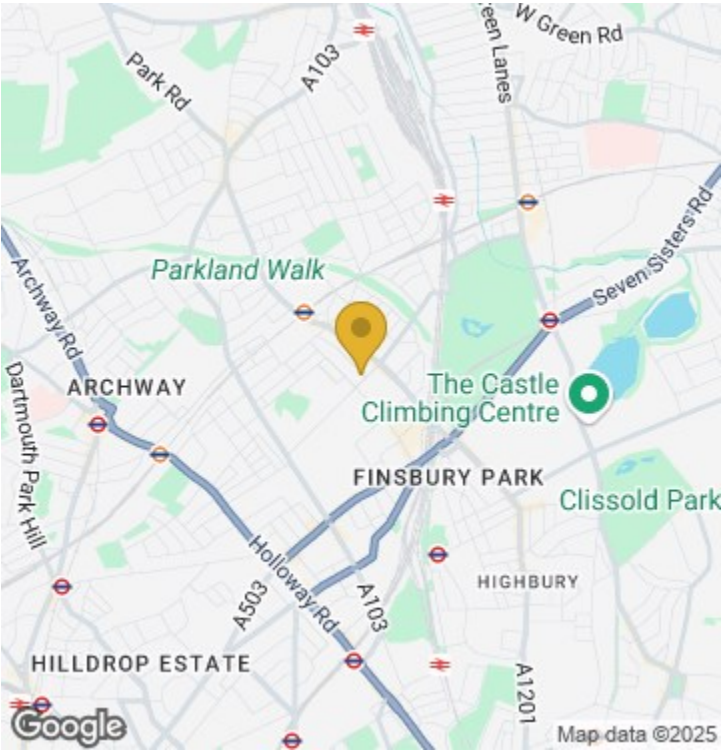
- ONE DOUBLE BEDROOM
- OFFERED CHAIN FREE
- ATTRACTIVE COMMUNAL GARDEN
- CLOSE TO LOCAL SHOPS
- WELL-PRESENTED THROUGHOUT
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR  
£375,000

Enjoy open-plan living within your chic and well-structured one double bedroom apartment that lends itself to Scandi-style minimalist design. Your apartment is nestled in the heart of Stroud Green - known for it's excellent transport links, award-winning restaurants and brilliant pubs.

A mere 0.4 miles walk away from Finsbury Park Station and just 407ft to Stroud Green Road, this location offers access to excellent transport links, multitudes of culinary options and a wide array of local independent shops. Check out our Neighbourhood Guides for insider tips on your new area.

SEE MORE  
PROPERTIES  
ONLINE



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 <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		



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 0

