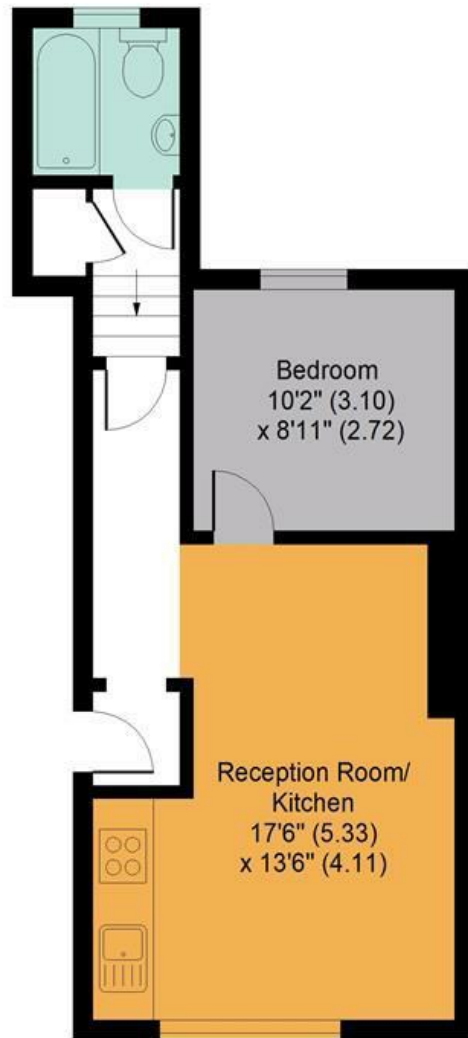




Tollington Park, N4

APPROX. GROSS INTERNAL FLOOR AREA 413 SQ FT / 38.4 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.

www.londonpropertyassessments.co.uk



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

UPPER TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > £0 GROUND RENT £0 SERVICE CHARGE
- > COUNCIL TAX BAND B
- > EPC RATING C

KEY FEATURES

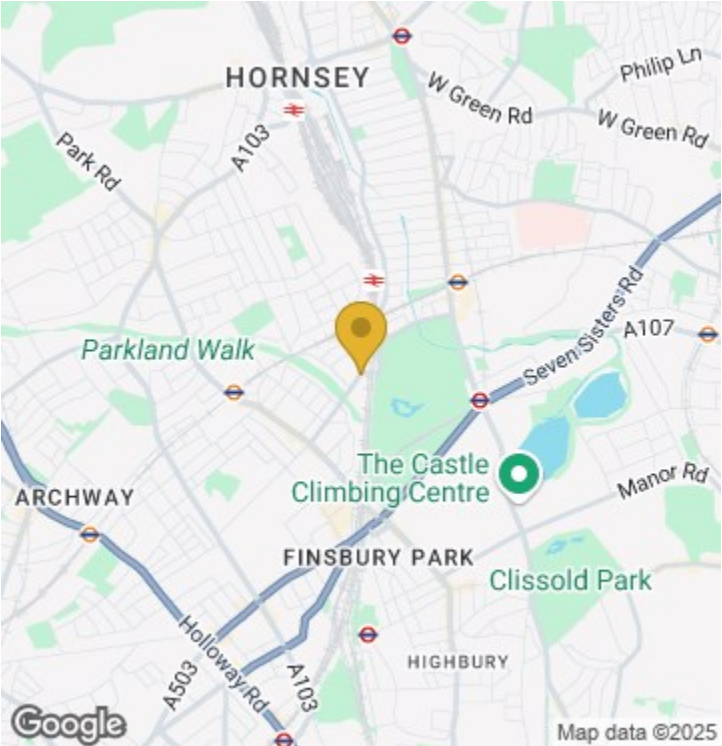
- 1 DOUBLE BEDROOM
- SPLIT LEVEL APARTMENT
- SHARE OF FREEHOLD - EXTENDED LEASE
- OFFERED CHAIN FREE
- EPC BAND C
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR
£350,000

With original fireplaces, cornicing and fresh decor, your one bedroom home boasts a delightful mix of period features and contemporary design throughout. Sitting along the charming, tree-lined street, you're a short stroll from the trappings of surrounding Stroud Green, local green space and enviable transport links.

Situated in the heart of Stroud Green, you will find you are truly spoilt for eateries and watering holes, not to mention the abundance of local green space to enjoy from Parkland Walk on your doorstep to Wray Crescent Open Space. Transport links abound, with Finsbury Park station only 0.6 miles away and Crouch Hill station a short 0.7 mile stroll away.

SEE MORE
PROPERTIES
ONLINE



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	EU Directive 2002/91/EC



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 1

