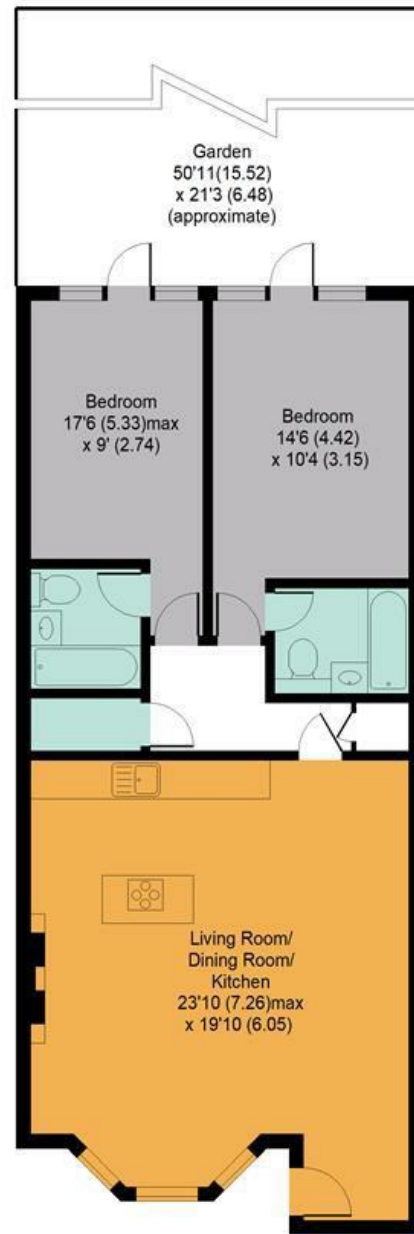




## Tollington Park, N4

APPROX. GROSS INTERNAL FLOOR AREA 903 SQ FT / 83.9 SQ M



LOWER 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.  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

TOLLINGTON PARK

2 BEDROOM | 2 BATHROOM | FLAT





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
ISLINGTON- FINSBURY PARK  
WARD

DEPOSIT AMOUNT:

£2,884\*

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.

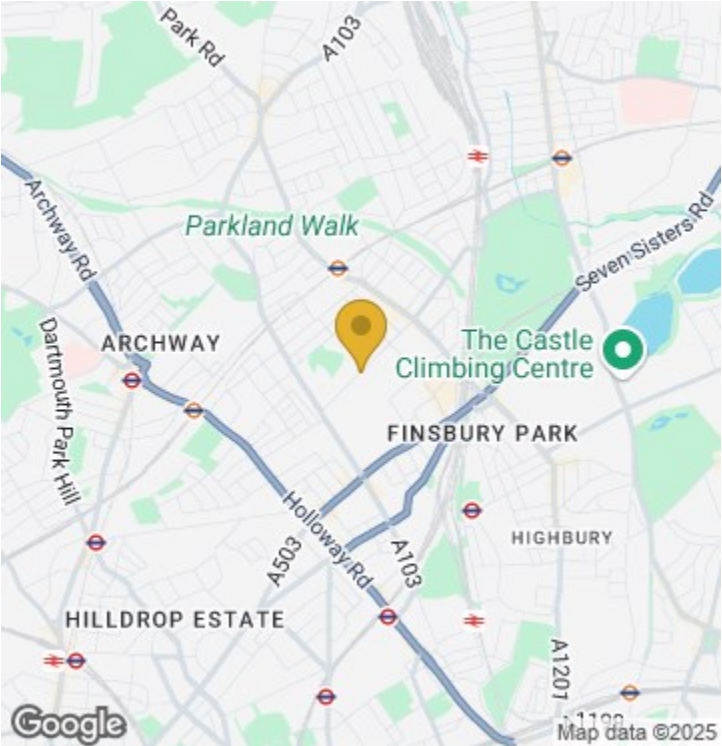
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- 2 BATHROOMS AND PRIVATE GARDEN
- UNFURNISHED
- AVAILABLE 16TH MAY
- EPC RATING D
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£2,500 PCM

Stepping through the private entrance, your first impression reveals a wealth of space to live, work, dine, and cook. A deep windowed bay offers generous illumination to the living space, featuring a trio of floating shelves, tasteful white wooden floorboards, and a delightful cast-iron fireplace with brass detailing. Nestled beside this is where you'll find the kitchen area, boasting translucent upper cabinetry, a built in microwave and oven, and a beech wooden island fitted with a breakfast bar. An inventive use of colour and space features in the hallway, painted in a luxurious hue of Byzantium and fitted with dramatic contemporary spotlighting, a hallway cupboard, and a separate utility room. Both double bedrooms benefit from cloud grey painted walls, light wooden floorboards, and access to the private garden. The master bedroom's ensuite relishes the timeless combination of ice white subway tile matched with jet black grouting, whilst the second double's ensuite offers a modern twist on period design with a geometric patterned floor and bath tile. Both ensuite bathrooms feature a wall-mounted mirror, under sink storage, and full-sized bathtubs with overhead rainforest showers.

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OUR WEBSITE



| 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|---|-------------------------|-------------------------|
|   | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (82 plus) A   |                         |                         |
| (61-81) B   |                         |                         |
| (40-60) C   |                         |                         |
| (21-39) D   |                         |                         |
| (1-20) E  |                         |                         |
| (1-20) F  |                         |                         |
| (1-20) G  |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

- BEDROOMS: 2
- BATHROOMS: 2
- RECEPTIONS: 1

