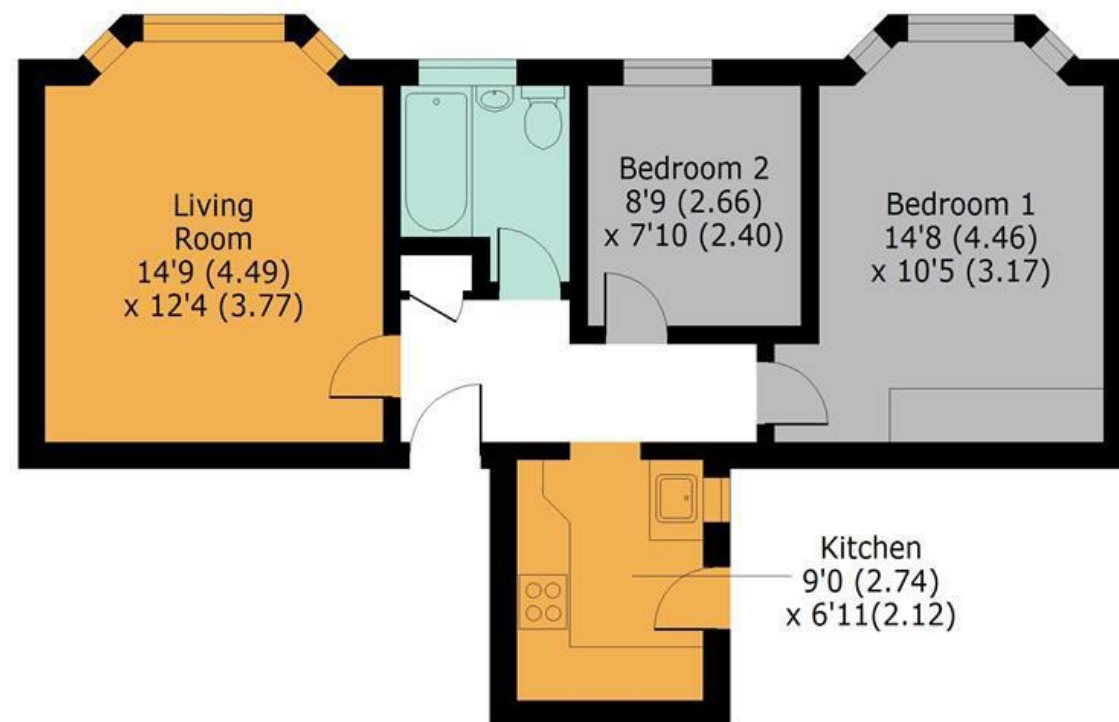




Tollington Court,

APPROX. GROSS INTERNAL FLOOR AREA 601 SQ FT / 55.8 SQ M



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.lapplus.com



DAVIES & DAVIES ESTATE AGENTS

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

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www.daviesdavies.co.uk

TOLLINGTON COURT

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
ISLINGTON- TOLLINGTON
PARK WARD

DEPOSIT AMOUNT:

£2,423*

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.

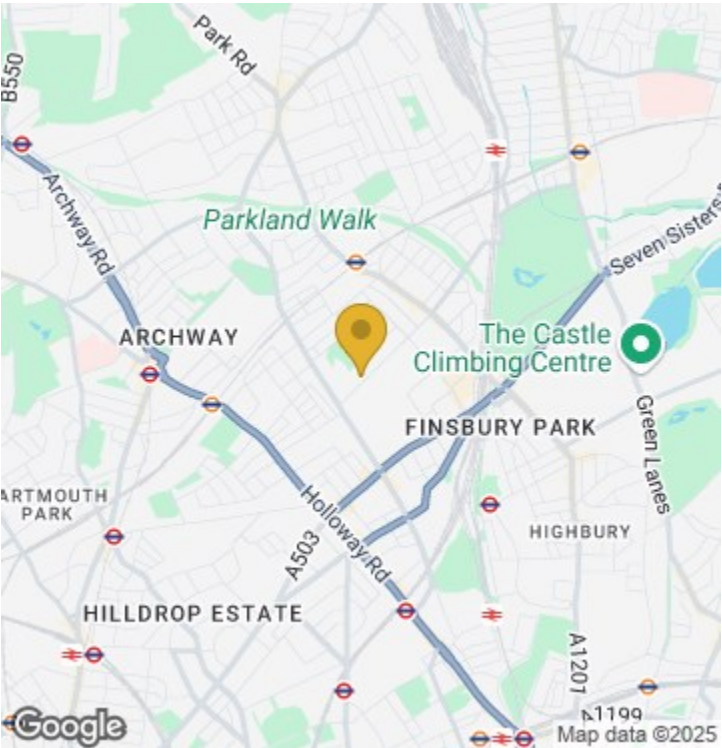
KEY FEATURES

- 2 DOUBLE BEDROOMS
- 2ND FLOOR FLAT
- AVAILABLE UNFURNISHED
- AVAILABLE FROM 13TH JUNE
- EPC RATING C
- 0.6 MILES FROM FINSBURY PARK STATION

YOURS FOR
£2,100 PCM

Nestled within a Stroud Green cul de sac, this bright and airy apartment boasts two bedrooms with in built wardrobes and views over the shared residential gardens below. Alongside neutral decor, you will find exposed bambo hardwood flooring throughout the property crying out for sheepskin rugs and Hygge-esque furnishings. This Scandi style is echoed through the wood trim on the walls and doors, adding a stylish, retro edge. Mosaic tiling in hues of blue grace the kitchen walls, fully fitted with contemporary appliances including the washing machine and large fridge freezer whilst cream cabinets with slim chrome handles lend an apt design touch. Large multi-panelled windows feature throughout, bringing an abundance of natural light into each room. The fully fitted modern bathroom, found next to the second bedroom, provides a bright white canvas for your personal flair and penchant for hanging house plants atop handy fitted shelves and deep window sill.

VIEW MORE ON
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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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

