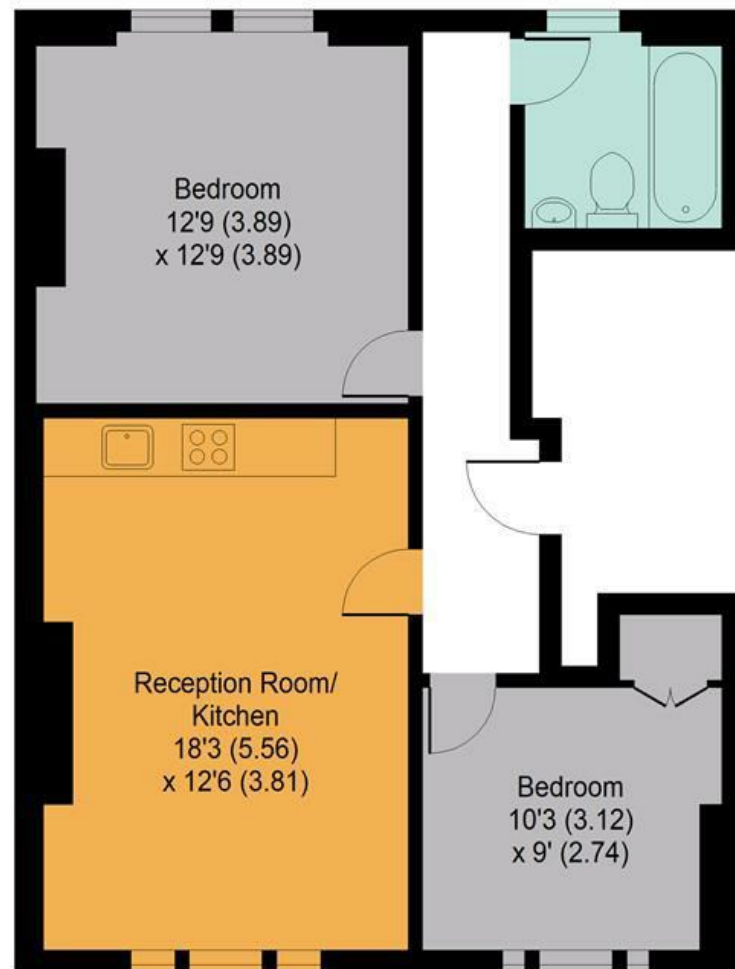




Tollington Park

APPROX. GROSS INTERNAL FLOOR AREA 632 SQ FT / 58.7 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

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

D
ISLINGTON

DEPOSIT AMOUNT:

£3,000*

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 BEDROOM
- FURNISHED
- EPC RATING: D
- MODERNISED THROUGHOUT
- AVAILABLE FROM 25TH SEPTEMBER
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR
£2,450 PCM

Tucked inside a handsome period conversion along the sought after Tollington Park, this two bedroom flat offers a generous slice of North London living just moments from the green expanses of Finsbury Park.

Positioned on a wide tree-lined street celebrated for its period architecture, this home enjoys both peace and connectivity. Finsbury Park Station lies within easy reach, connecting you to the Victoria and Piccadilly lines alongside National Rail services, while the cafés, restaurants and independent shops of Stroud Green and Crouch End bring local character to your doorstep. Leafy escapes such as Finsbury Park itself and the Parkland Walk offer space to unwind just minutes away.

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	79

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

