



## Upper Tollington Park, N4

APPROX. GROSS INTERNAL FLOOR AREA 382 SQ FT / 35.5 SQ M



GROUND FLOOR



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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UPPER TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL INFORMATION:

- SHARE OF FREEHOLD
- £500 PA SERVICE CHARGE
- EPC RATING: D
- COUNCIL TAX BAND: B

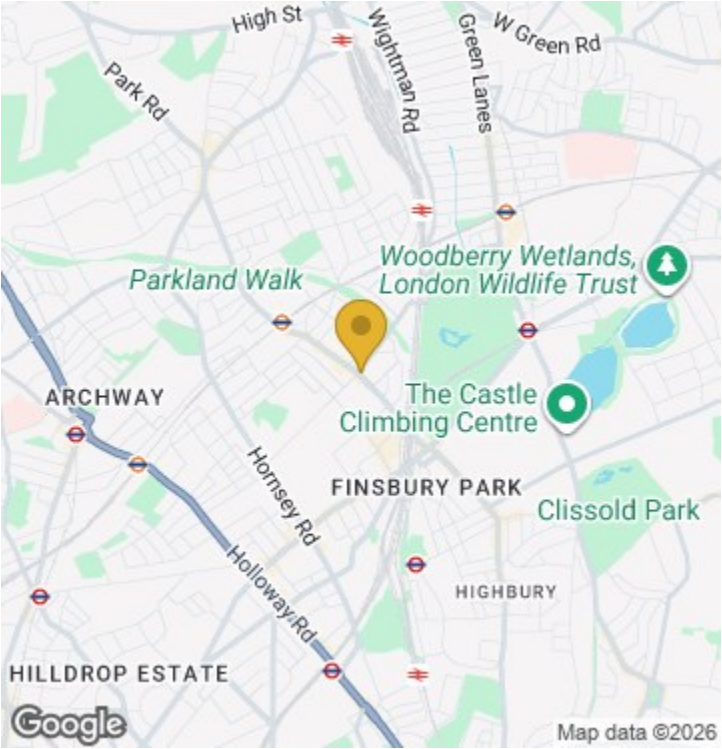
KEY FEATURES

- I BEDROOM FLAT
- PRIVATE OUTSIDE SPACE
- WELL PRESENTED THROUGHOUT
- SHARE OF FREEHOLD
- OPEN PLAN
- 0.4 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£425,000

An open plan lounge and kitchen area awaits past the hallway, with beautiful wood flooring throughout, large bay windows and original cornicing. Recessed lighting lines the high ceilings, dancing light across the kitchen's fitted subway tiling and stainless steel appliances. Two small carpeted steps lead you intriguingly down into the master bedroom, where a double bed lies peacefully tucked within an alcove and just out of view of two patio doors. Here you can step out onto the rear decked garden area and enjoy a private outside space all of your own within idyllic and leafy North London. This perfectly sized outdoor area is crying out for your personal style stamp - be it a lick of white and abundance of rich green planting, or a minimalist haven for topiary - you have a blank canvas on which to work your magic.

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PROPERTIES  
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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	74

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: 1

