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*straightforward*  
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*professional* *fresh air*  
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## 5 Tollington Park, London N4

**£1,575** FOR SALE

*Apartment - Purpose Built*

1 1 1



# 5 Tollington Park, London N4

£1,575 Per

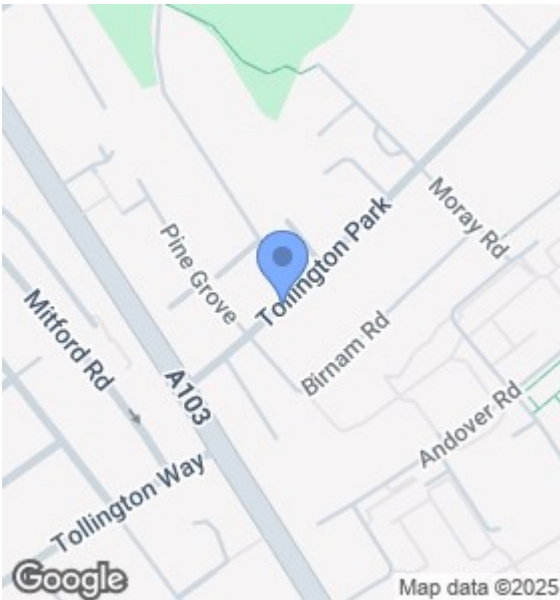
## Description

A nicely presented purpose built one bedroom apartment, set within a private gated residential development. The property comprises a large reception room, separate kitchen, double bedroom with fitted wardrobe, and contemporary bathroom with both bath and shower facilities.

The property is conveniently located within a short walk of Finsbury Park tube & train station and benefits from off-street parking (gate residents carpark). Other local spots are easy to access including Archway, Holloway, and Crouch End.

## Key Features

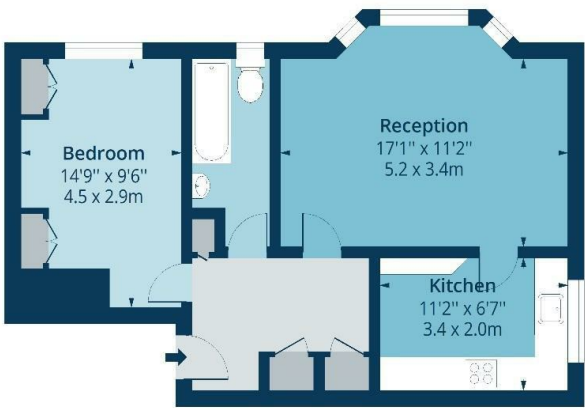
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



## Floorplan

### Nightingale Court, N4

Approx. Gross Internal Area 591 Sq Ft - 54.90 Sq M



### Third Floor

Floor Area 591 Sq Ft - 54.90 Sq M



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.

ipaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.