



Tollington Park, N4 3QY

Guide Price £900,000
Leasehold



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Arranged over the raised ground and lower ground floors of an attractive red brick Victorian property, this home offers a generous 1298 sq. ft. (120.5 sq. m.) of living space. The property features four bedrooms, a four-piece bathroom suite, a separate cloakroom, a large lobby, a kitchen/breakfast room, and a private southeast-facing rear garden.

This wonderful maisonette retains sole use of the original front door ensuring privacy, practically for bikes, and buggies. You will be greeted by a large internal lobby ideal for coats, boots, and shoes. The tiled flooring, column radiator, and dado rail with coving add to the appeal of this integral hallway. The space also includes a smart separate WC with built-in vanity storage. The attractive reception area boasts three glorious sash windows, a fireplace, and light neutral decor that combines beautifully with the wooden flooring.

The first double bedroom on this level easily accommodates a double bed and offers ample space for wardrobes, with a window overlooking the rear garden. Adjacent to this room is another bedroom featuring alcove storage and a sash window with views of the rear aspect.

Descending to the lower level, you will find a spacious hallway with further built-in storage. At the front is a spacious double bedroom with three large sash windows overlooking the front garden. Next door is a smart four-piece bathroom suite featuring a separate shower cubicle and bath, low-level WC, wash hand basin, stainless steel heated towel rail, and a large mirror that maximises the feeling of space.

The fourth bedroom, while cosy in size, is wonderfully suited for a study, gym, or inviting room for a younger person, with a charming garden outlook. Adjacent is one of the home's highlights: a beautiful modern kitchen with shaker-style wall and base units, granite work surfaces, an inbuilt fridge/freezer, grill, microwave, five-ring gas hob, and a large stainless-steel extractor. The butler-style sink unit has plumbing for a dishwasher, and a stable door provides access to a low-maintenance southeast-facing patio garden. This split-level garden, with flowerbed borders, offers an ideal space for entertaining.

This property seamlessly blends original features with modern amenities, creating a warm and inviting home in the heart of Tollington Park.

NB. The photography was taken prior to the current tenancy and at present scaffolding is erected as the building is undergoing cyclical works.

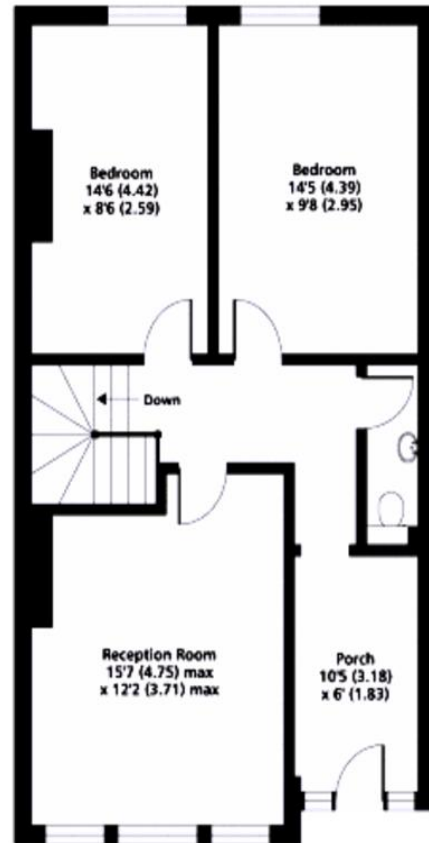
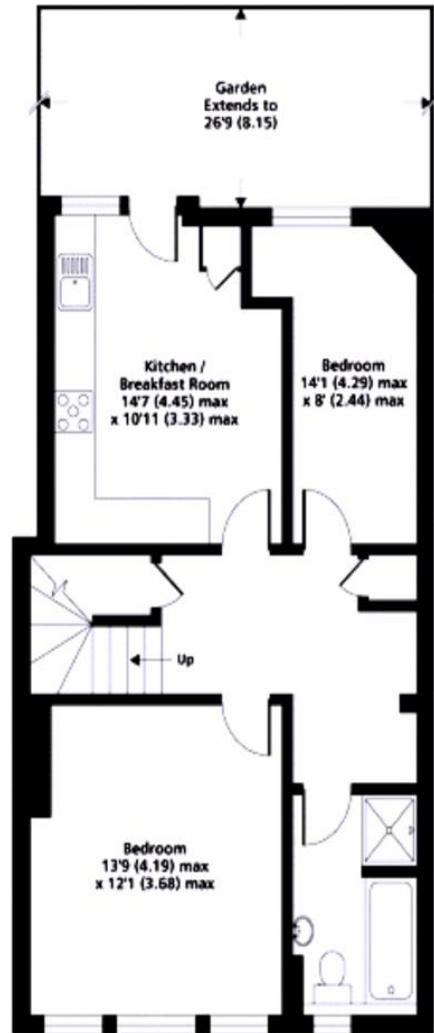




Tollington Park N4
Gross Internal Floor Area 1298 sqft 120.5 sqm

DAVID ANDREW

your most valuable asset



- 1298 sq. ft. (120.5 sq. m.)
- Attractive period building
- Arranged over two floors
- Private S/E facing garden
- Presented in excellent condition
- Scope to extend STPP
- Large windows throughout
- Popular and convenient location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

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