



## 75a Tollington Road, Tollington Road

£450,000 Leasehold

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Nestled in the vibrant area of Tollington Road, London, this exquisite flat offers a unique blend of comfort and style. With one spacious reception room, this property is perfect for both relaxation and entertaining. The bedroom is thoughtfully designed, providing a serene retreat, while the high-end bathroom boasts luxurious fittings that elevate your daily routine.

One of the standout features of this flat is the beautiful artistic garden, a tranquil oasis that invites you to unwind amidst nature. The garden is not only a feast for the eyes but also a perfect space for enjoying a morning coffee or hosting friends on a sunny afternoon.

The property is adorned with bespoke furniture and fittings crafted by the artist owner, adding a touch of individuality and charm that is hard to find elsewhere. This attention to detail ensures that every corner of the flat reflects a unique artistic vision, making it a truly special place to call home.

In addition to its aesthetic appeal, the flat offers great storage options, allowing you to keep your living space organised and clutter-free. The amazing location further enhances the appeal of this property, providing easy access to local amenities, transport links, and the vibrant culture that London has to offer.

This flat is not just a place to live; it is a lifestyle choice that combines artistic flair with practical living. Whether you are a first-time buyer or looking for a stylish rental, this property is sure to impress. Don't miss the opportunity to make this charming flat your new home.

The property also offers a modern fitted kitchen with integrated appliances (e.g. induction hob, integrated dishwasher) and iroko wood countertops.

It is within walking distance of Holloway Road (10 minutes) and Finsbury Park (15 minutes), and approximately 20 minutes from Highbury & Islington. Sobell Leisure Centre is conveniently located just across the street.

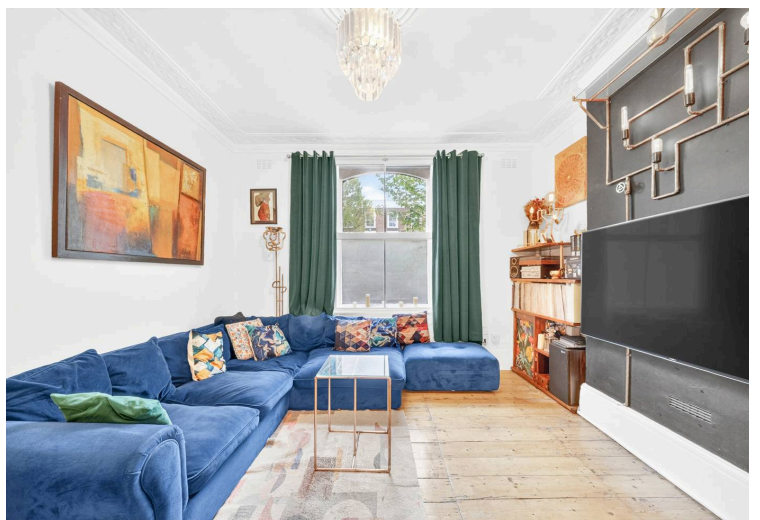
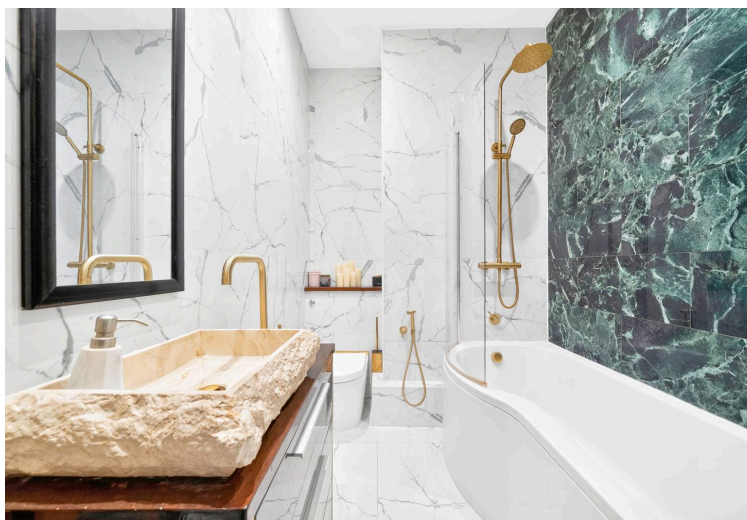
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

FPC Environmental Impact Rating:

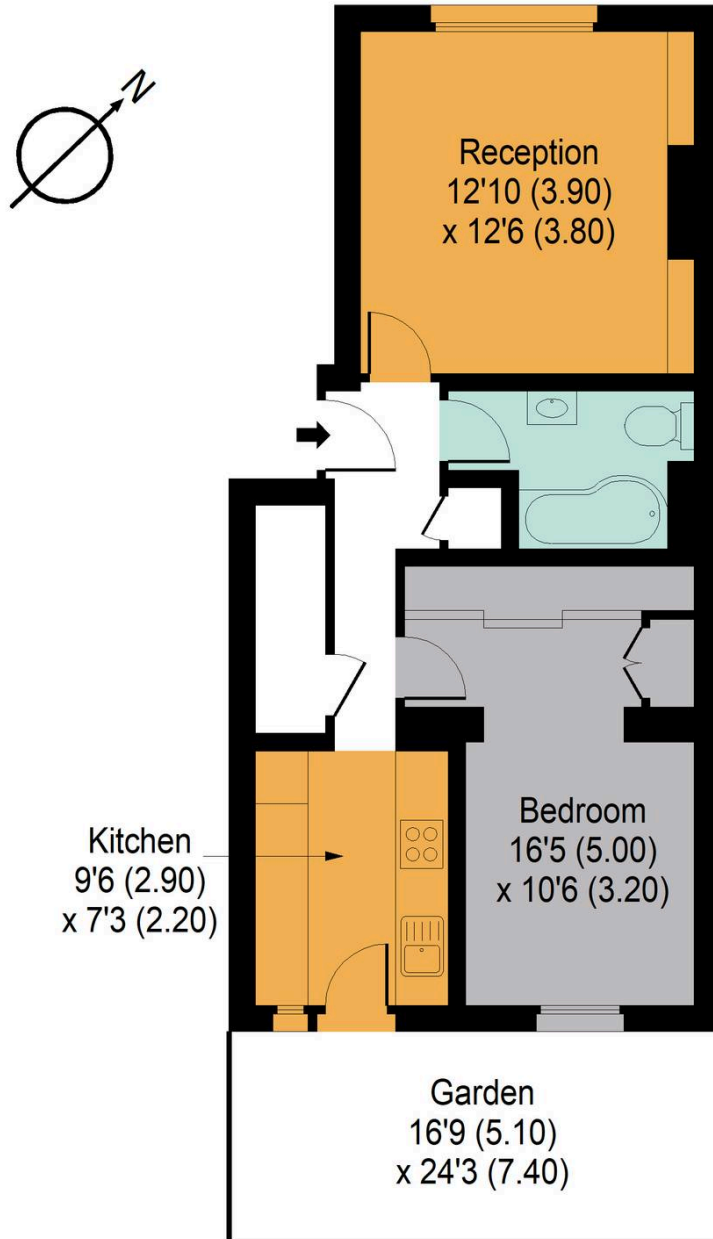






## 75 Tollington Road N7

APPROX. GROSS INTERNAL FLOOR AREA 533 SQ FT / 49.5 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.

lpaplus.com

You can include any text here. The text can be modified upon generating your brochure.