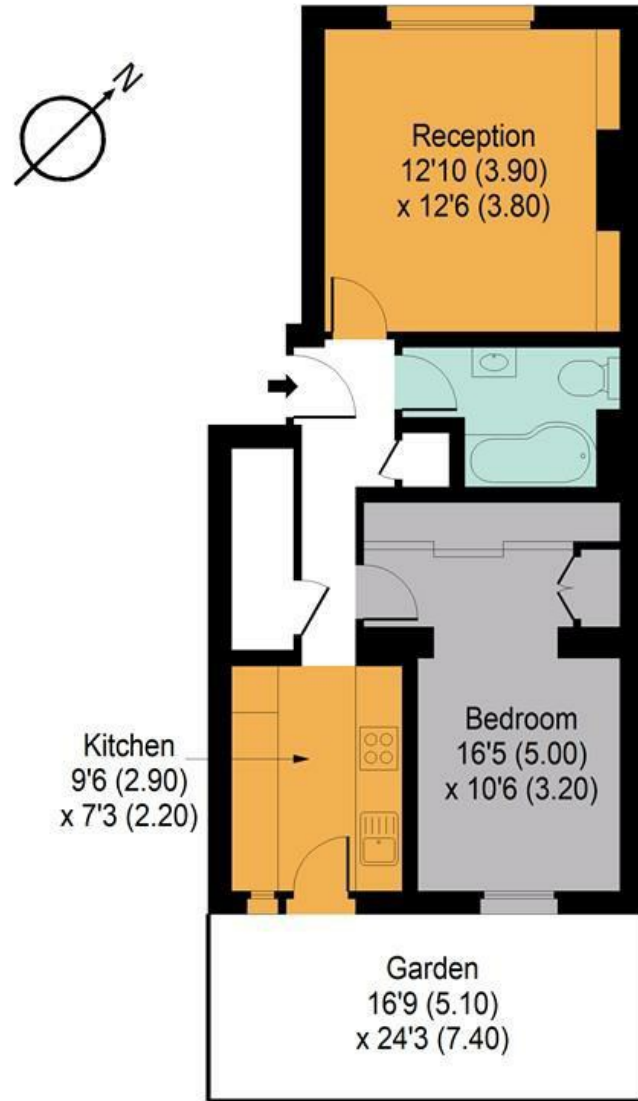




75 Tollington Road N7

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



DAVIES & DAVIES ESTATE AGENTS

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0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

TOLLINGTON ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

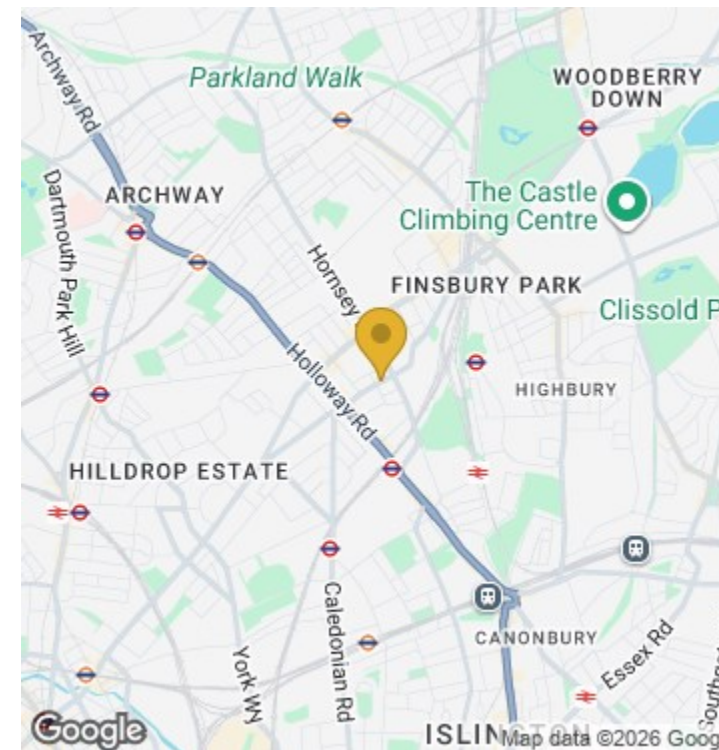
- > LEASEHOLD
- > EPC C
- > COUNCIL TAX D

KEY FEATURES

- ONE BEDROOM
- BEAUTIFULLY DESIGNED PRIVATE GARDEN
- MINUTES FROM THE AMENITIES OF HOLLOWAY ROAD
- LOCATED WITHIN SHORT WALKING DISTANCE TO ANGEL
- HIGH END NEW BATHROOM
- 11 MINUTES TO HOLLOWAY ROAD UNDERGROUND STATION

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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 | | 73 | 79 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | | |
| | | EU Directive 2002/91/EC | |

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

