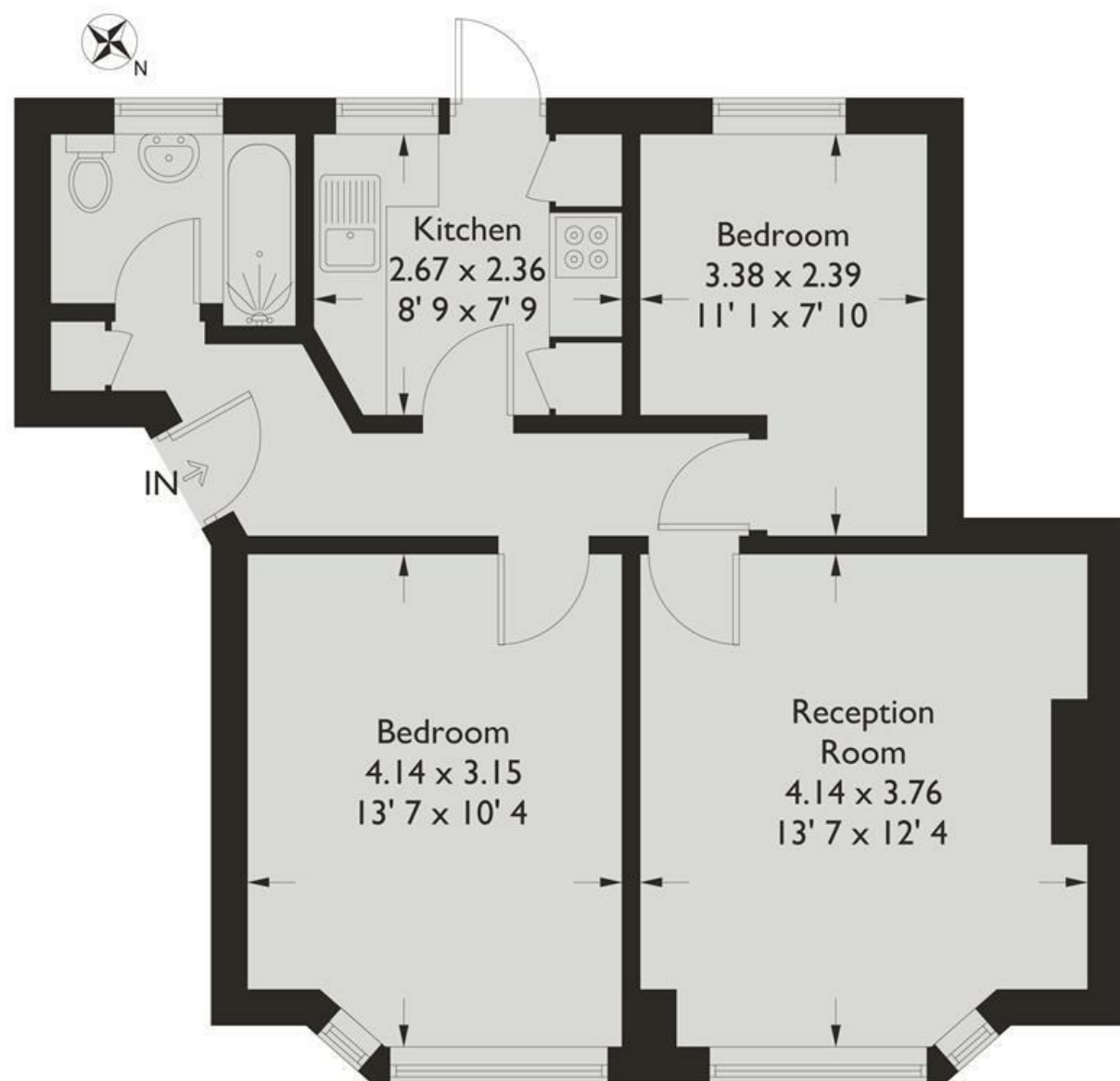




567 SqFt Interior



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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TOLLINGTON COURT

2 BEDROOM | 1 BATHROOM | FLAT





## OUR FAVOURITE FEATURES:

- > AVAILABLE 1ST SEPTEMBER
- > EPC RATING: D
- > COUNCIL TAX: C

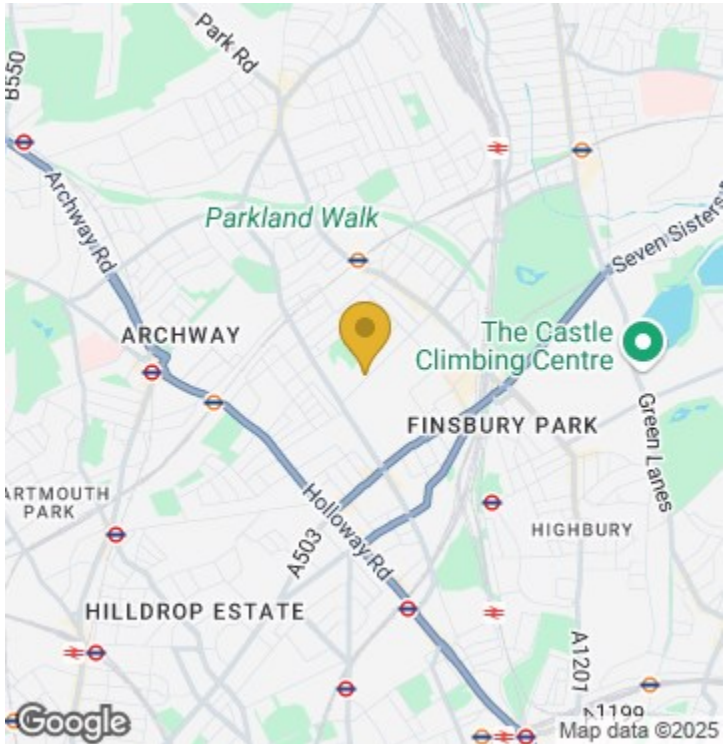
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- SHARED BALCONY
- UNFURNISHED
- AVAILABLE 1ST SEPTEMBER
- EPC RATING D
- 0.7 MILES TO FINSBURY PARK STATION

YOURS FOR  
£2,200 PCM

Original wooden floorboards feature throughout this charming two double bedroom home, along with quaint metal-framed windows and access to a shared balcony.

Being just 0.7 miles from Finsbury Park Station, with a glorious amount of independent cafes, award-winning restaurants and fabulous drinking spots in between. For a recommendation or two, tap away to northfour.co for witty writings on the tremendous local area with independent culture journal North Four (it's where we get our best tips).being just 0.7 miles from Finsbury Park Station, with a glorious amount of independent cafes, award-winning restaurants and fabulous drinking spots in between. For a recommendation or two, tap away to northfour.co for witty writings on the tremendous local area with independent culture journal North Four (it's where we get our best tips).



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	67	80
EU Directive 2002/91/EC		

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	67	84
EU Directive 2002/91/EC		

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

