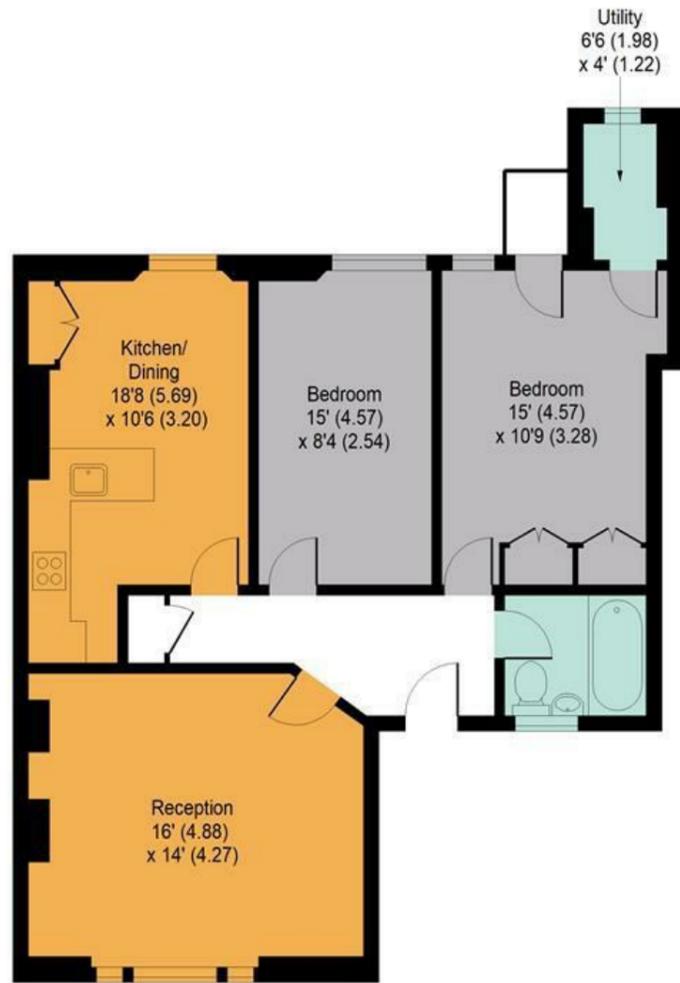




St. Marks Mansions

APPROX. GROSS INTERNAL FLOOR AREA 842 SQ FT / 78.2 SQ M



THIRD 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.



DAVIES & DAVIES ESTATE AGENTS

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TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | NOT SPECIFIED



MATERIAL INFORMATION:

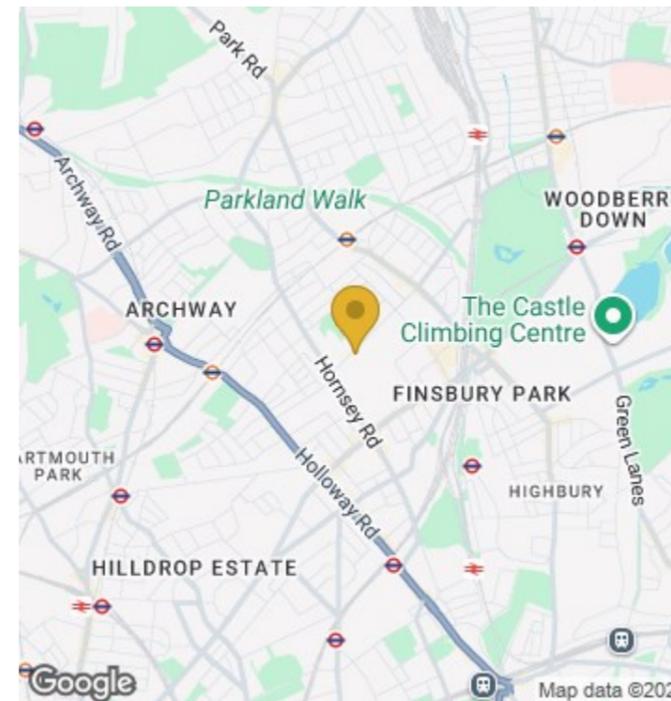
- > COUNCIL TAX D
- > EPC C
- > LEASEHOLD
- > 125 YEAR LEASE FROM 2011
- > £0 SERVICE CHARGE

KEY FEATURES

- TWO WELL PROPORTIONED DOUBLE BEDROOMS
- GENEROUS RECEPTION ROOM WITH BAY WINDOW AND FEATURE FIREPLACE
- SEPARATE KITCHEN/DINING ROOM
- ADDITIONAL UTILITY ROOM PROVIDING EXCELLENT STORAGE
- THIRD FLOOR POSITION WITHIN AN ATTRACTIVE PERIOD MANSION BLOCK
- 0.6 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£650,000**

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PROPERTIES
ONLINE**



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		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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

