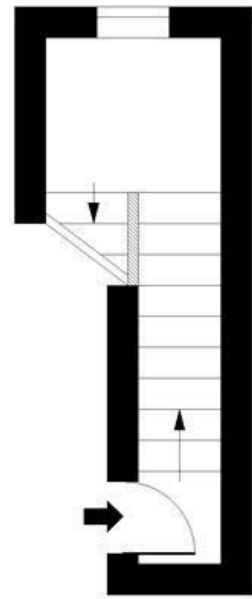




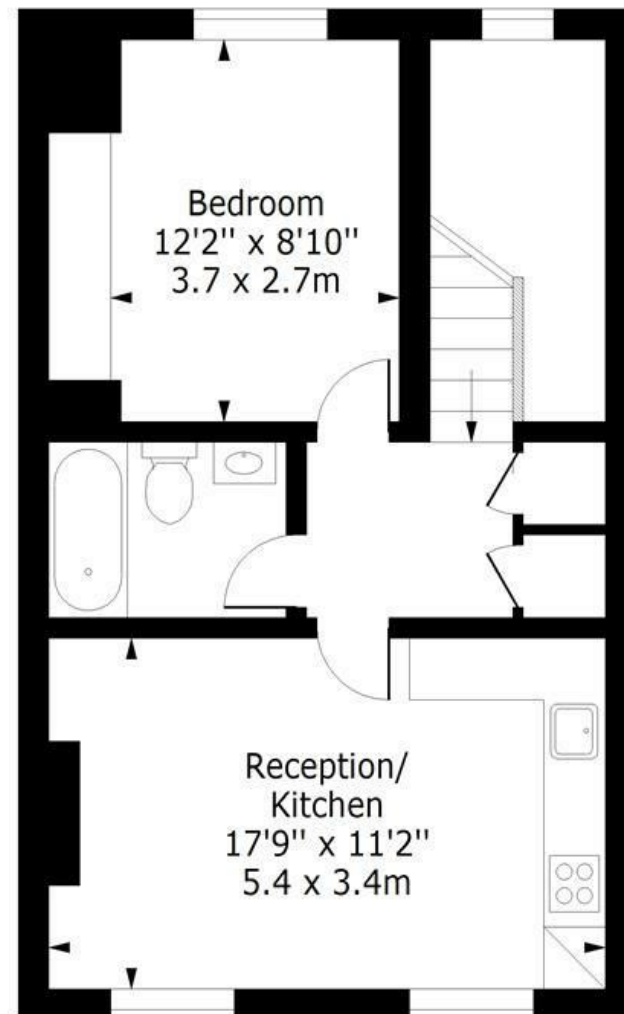
## Upper Tollington Park

Approx. Gross Internal Area 593 Sq Ft - 55.09 Sq M



### First Floor Entrance

Floor Area 65 Sq Ft - 6.04 Sq M



### Second Floor

Floor Area 528 Sq Ft - 49.05 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of Valuation.



**DAVIES & DAVIES ESTATE AGENTS**

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**UPPER TOLLINGTON PARK**

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL  
INFORMATION:

- > SHARE OF FREEHOLD
- > 136 YEAR LEASE
- > £0 GROUND RENT
- > £500.00 PA SERVICE CHARGE
- > EPC C
- > COUNCIL TAX B

KEY FEATURES

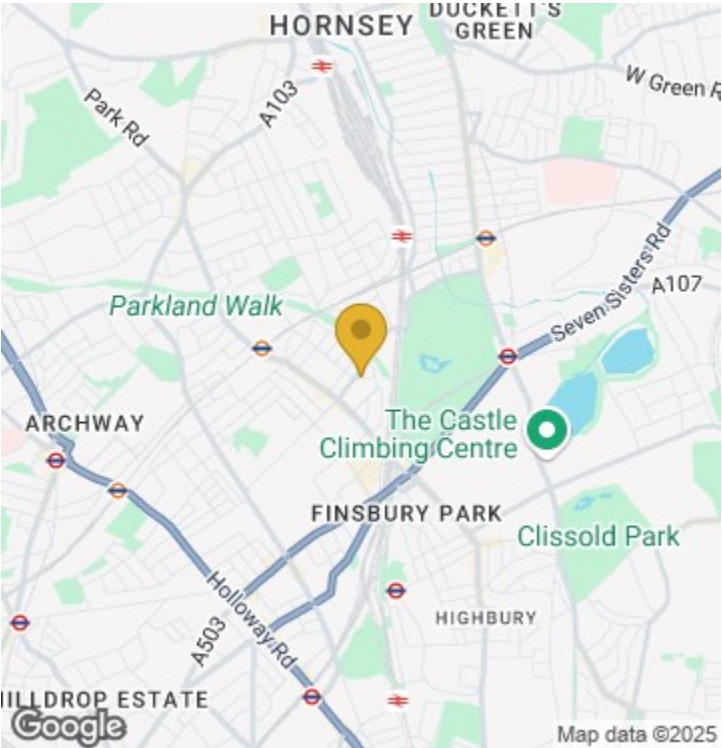
- 1 DOUBLE BEDROOM
- OFFERED CHAIN FREE
- SHARE OF FREEHOLD
- OPEN PLAN LIVING
- TOP FLOOR
- 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR  
£425,000

Residing within a handsome period conversion on Upper Tollington Park, this bright and beautifully arranged one-bedroom home spans a generous living area across the second floor. With charming interiors, clever storage, and even a dedicated home office, this property is ideal for first-time buyers, couples, or those seeking extra space to work or create.

Upper Tollington Park is a tranquil, tree-lined street just moments from the buzz of Stroud Green Road and the vast green spaces of Finsbury Park. Finsbury Park Station (Victoria & Piccadilly lines, National Rail) is just 0.4 miles away, making commuting across London a breeze. The local area is brimming with independent shops, cafes, and eateries, with popular spots like The Dusty Knuckle, Petek, and Max's Sandwich Shop right on your doorstep.

SEE MORE  
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	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	EU Directive 2002/91/EC	EU Directive 2002/91/EC



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 1

