



## Nightingale Court

APPROX. GROSS INTERNAL FLOOR AREA 551 SQ FT / 51.2 SQ M



### GROUND FLOOR

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.



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**5 TOLLINGTON PARK**

1 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
ISLINGTON- TOLLINGTON  
PARK WARD

DEPOSIT AMOUNT:

£2,076\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

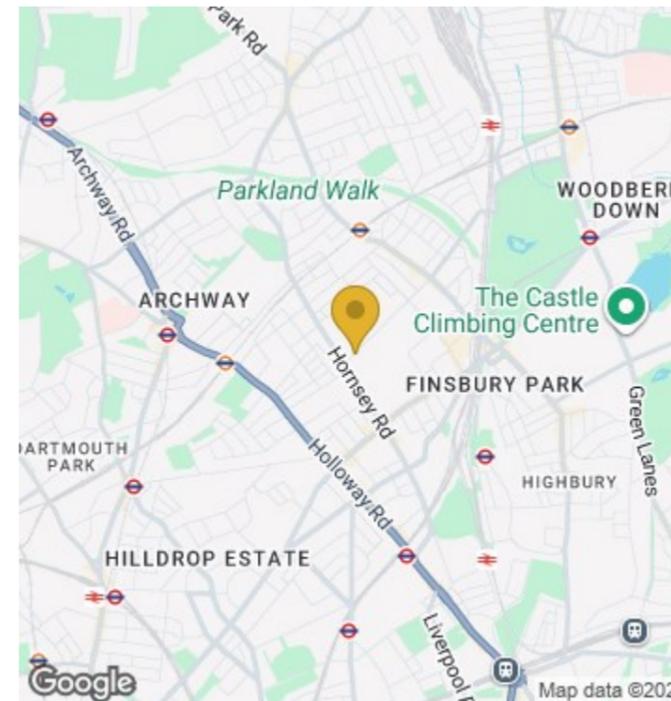
## KEY FEATURES

- 1 DOUBLE BEDROOM
- GROUND FLOOR FLAT
- PART FURNISHED
- AVAILABLE FROM IMMEDIATELY
- EPC RATING C
- 0.6 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£1,600 PCM

Housed on the ground floor of a secure gated community, this one bedroom flat comes furnished and would be absolutely perfect for a couple looking to move in together or a single pringle looking to spread their wings. A deep bay window provides the focal point to the reception room, providing heaps of light to wash over the two seater sofa and coffee table. In the kitchen, you'll find grey speckled granite countertops mixed amongst walnut effect cabinet doors, sleek integrated appliances and even a cheeky bit of windowsill, perfect for displaying your growing array of keyring sized sriracha, miniature set of shopping trolleys, or your classic-but-classy cacti collection. Inbuilt shelving and wardrobes greet you in the bedroom, complete with a double bed and mattress. The bathroom shows off a key diamond floor, full-sized bathtub with white wooden surround, countertop ceramic sink with inbuilt storage and a wall-mounted mirror.

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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		77	77
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(11-20)	F		
(1-10)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		71	78
		EU Directive 2002/91/EC	

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

