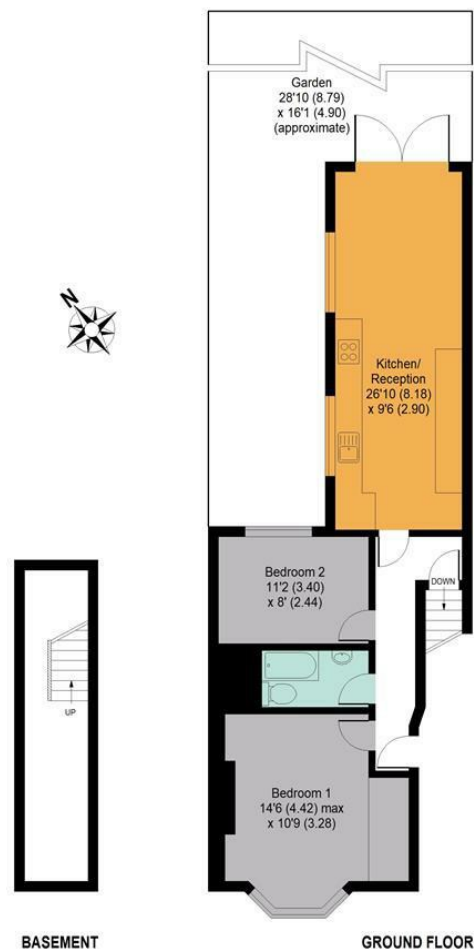




Upper Tollington Park, N4
APPROX. GROSS INTERNAL FLOOR AREA 758 SQ FT / 70.4 SQ M



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.

We recommend sellers and/or potential buyers use the services of the providers listed below. Should you decide to use the services of the provider you should know that we would expect to receive a referral fee recommending you to them. These services and referral fees are:

£300.00 (approx.) per referral from Heron Financial - £80.00 (approx.) per referral from LEA surveyors - £120.00 per referral from Setfords Solicitors LLP - £125.00 per referral from Simply Conveyancing

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

UPPER TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > OPEN PLAN KITCHEN/RECEPTION
- > FREESTANDING BREAKFAST BAR
- > BOUTIQUE-STYLE BATHROOM

KEY FEATURES

- 2 DOUBLE BEDROOM APARTMENT
- PRIVATE REAR GARDEN
- INBUILT STORAGE AND BASEMENT
- SHARE OF FREEHOLD
- OPEN PLAN LIVING /KITCHEN
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR
£600,000

Plush ochre-coloured carpeting warmly welcomes you into the master bedroom, boasting a magnificent high ceiling and charming bay window. Plentiful storage space features here, from the deep wooden drawers of the double bed to the fabulous floor-to-ceiling inbuilt wardrobe. You'll also spy a contemporary chrome fireplace, chunky floating shelves and a brilliant white desk taking advantage of the bay window nook. Adjacent is the bathroom, fitted with recessed spotlighting, a heated towel rail and a charming little enclave beside the full-sized bathtub – perfect for storing fluffy white towels, fanciful toiletries and/or your much-loved collection of aromatherapy candles. Looking over the private rear garden, the second double bedroom encompasses a mirrored double wardrobe, double bed and double bedside tables. That's a lot of doubles. Round the corner, you'll encounter the strikingly spacious open plan kitchen/reception. Butcher-block counters top minimalist white kitchen cabinets, boasting integrated appliances, a slim dishwasher and an inbuilt wine rack. Beyond the kitchen, you'll encounter a delightful breakfast bar with matching stools, a cream-coloured loveseat and a rustic wooden display cupboard. Sweeping through wood-framed double French doors into the private garden, a large parasol casts shadows across a jet-black bistro set and wooden shed placed upon a timber-decked patio area. The rest of the garden is laid with grass, providing the perfect spot to soak in the sun (British weather permitting).



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	68	70
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	64	65
EU Directive 2002/91/EC		

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

