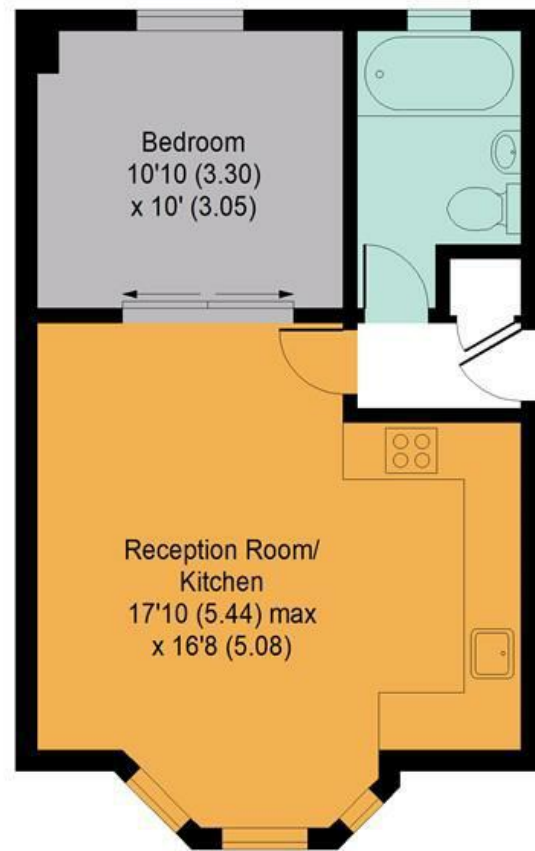




Tollington Park

APPROX. GROSS INTERNAL FLOOR AREA 448 SQ FT / 41.6 SQ M



FIRST 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.



DAVIES & DAVIES ESTATE AGENTS

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www.daviesdavies.co.uk

53 TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 990 YEARS ON THE LEASE
- > £0 GROUND RENT
- > £1697.04 SERVICE CHARGE
- > EPC C
- > COUNCIL TAX C

KEY FEATURES

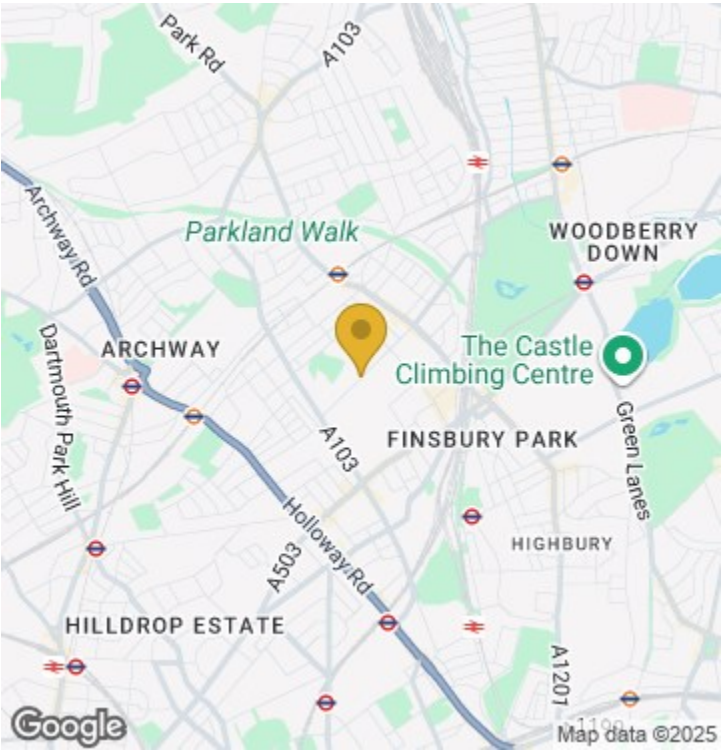
- 1 DOUBLE BEDROOM
- SHARE OF FREEHOLD
- COMMUNAL GARDEN
- OPEN PLAN LIVING - KITCHEN
- BUILT IN STORAGE
- 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR
£425,000

Enjoy open plan living and plentiful natural light throughout this well-presented one bedroom flat in the heart of inner North London. Your Victorian conversion home also benefits from access to the beautiful shared rear garden for your own slice of outdoor space along covetable tree-lined and peaceful Tollington Park.

Tollington Park sits adjoined to thriving Stroud Green Road with its smorgasbord of restaurants, coffee shops and drinking spots. You are also a stroll away from the beautiful Parkland Walk Nature Reserve where you can journey from Finsbury Park to Alexandra Palace. For our insider's guide to your new area, head to daviesdavies.co.uk/neighbourhoods.

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 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	EU Directive 2002/91/EC

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

