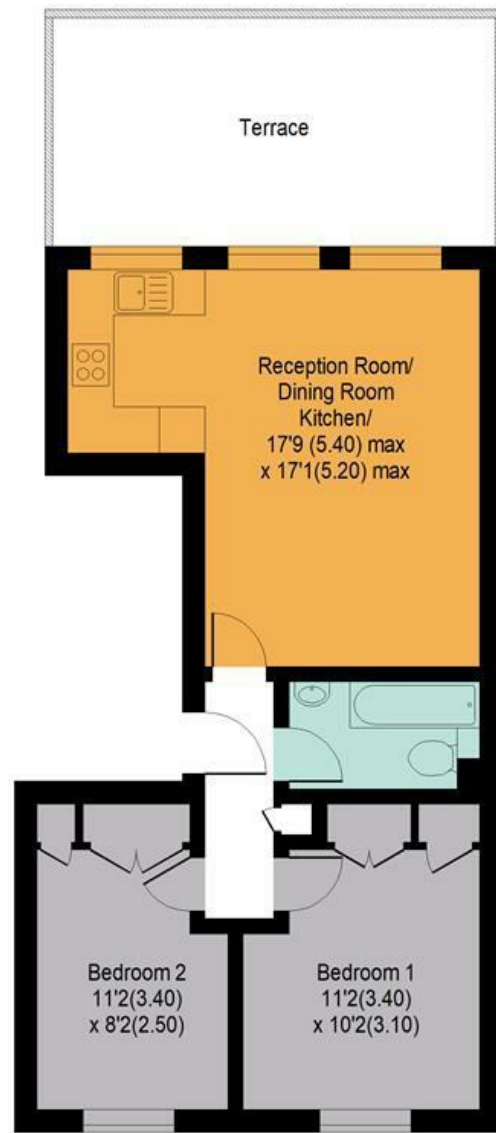




Tollington Way, N7

APPROX. GROSS INTERNAL FLOOR AREA 568 SQ FT / 52.7 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, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically 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 basis of valuation.

www.lpaplus.com



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TOLLINGTON WAY

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > SERVICE CHARGE: £1550 PER ANNUM
- > COUNCIL TAX BAND: D
- > EPC RATING: C

KEY FEATURES

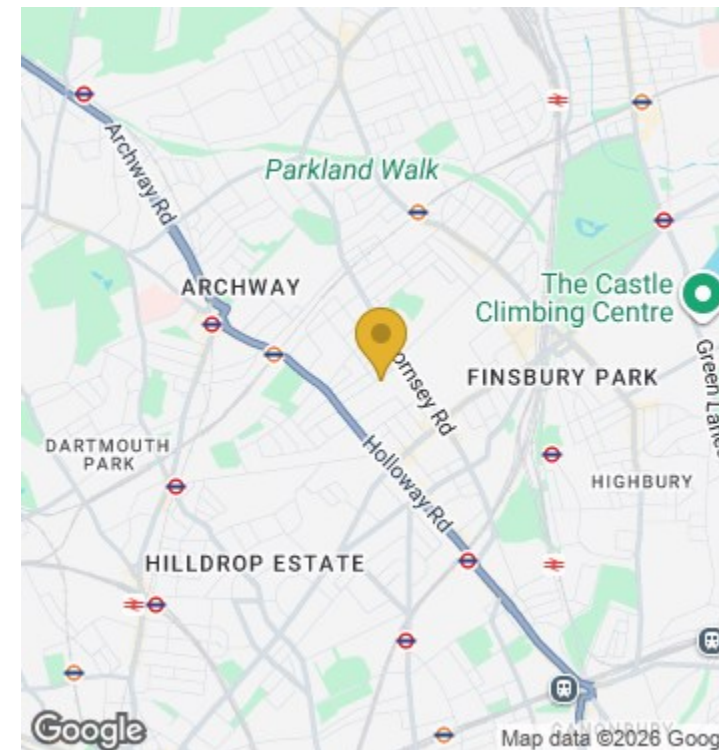
- 2 DOUBLE BEDROOM FLAT
- UNOFFICIAL ROOF TERRACE
- OPEN PLAN LIVING / KITCHEN
- WOOD FLOORING
- SHARE OF FREEHOLD
- 0.6 MILES TO FINSBURY PARK STATION

**YOURS FOR
£550,000**

Natural light floods through the multipanelled sash windows of this two bedroom home, boasting a beautiful Victorian façade and own unofficial roof terrace.

Tollington Way resides within easy reach of both Finsbury Park Station (0.6 miles) and Stroud Green Road (0.6 miles) for a covetable mix of excellent transport links and amenities on your doorstep. For more surrounding green space, we recommend Wray Crescent Open Space (0.3 miles away).

**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		74	77
		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**

