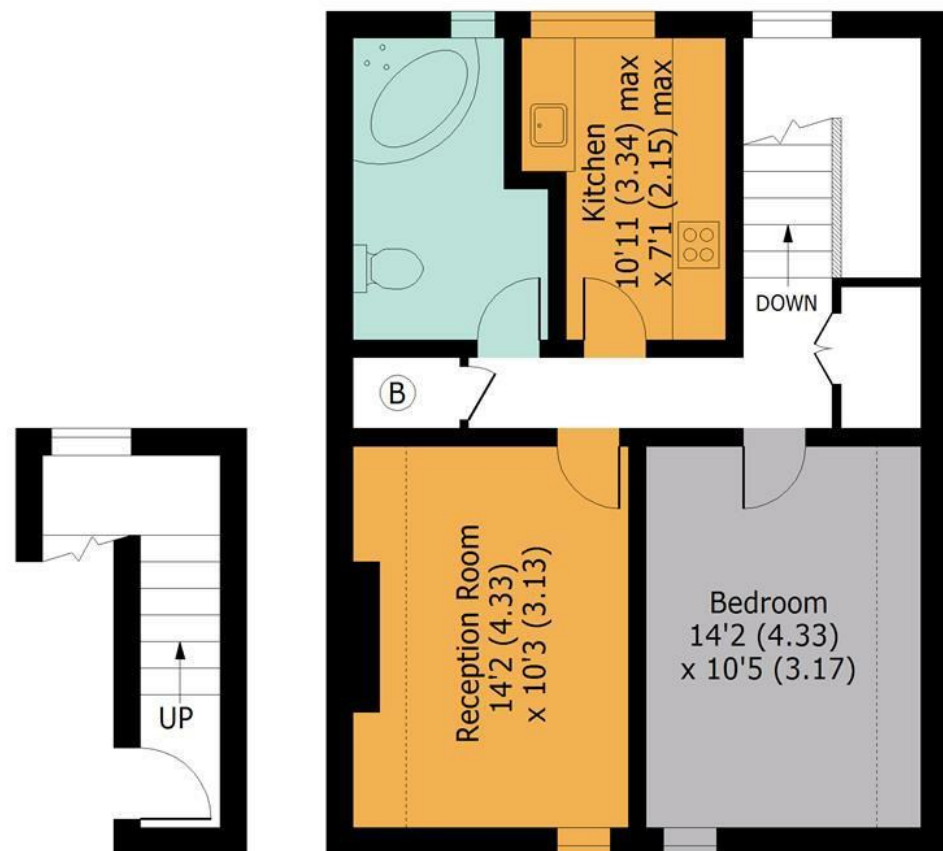




Upper Tollington Park, N4

APPROX. GROSS INTERNAL FLOOR AREA 666 SQ FT / 61.9 SQ M



GROUND FLOOR
ENTRANCE

TOP 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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UPPER TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

HARINGEY

DEPOSIT AMOUNT:

£1,903*

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
- TOP FLOOR FLAT
- AVAILABLE 10TH OCTOBER
- UNFURNISHED
- EPC RATING D
- 0.5 MILES FROM FINSBURY PARK STATION

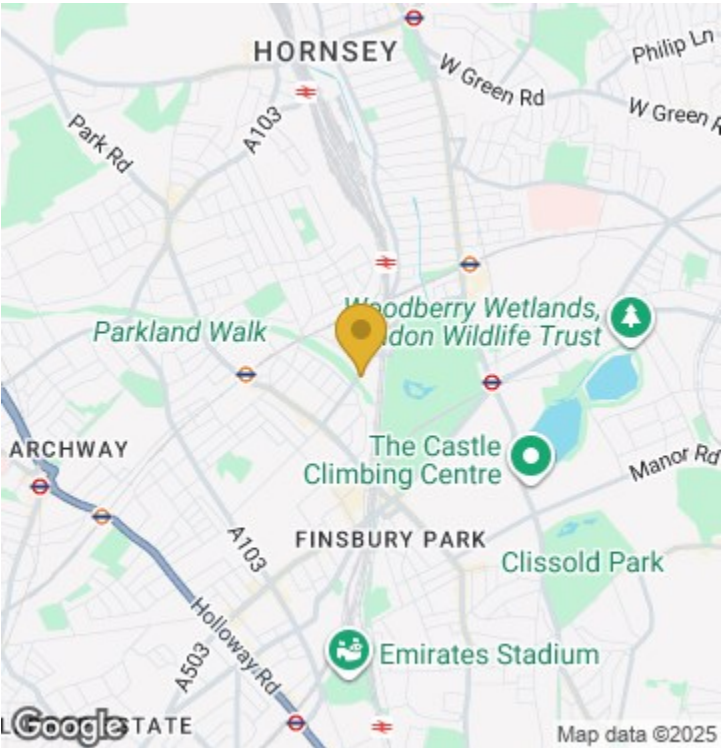
YOURS FOR
£1,650 PCM

Gorgeous red brick and mature trees welcome you on arrival to this Victorian building. Taking the stairway to your top floor home, enjoy the newly carpeted landing with stained glass window and painted wooden staircase.

Through the hallway and to your left, discover your reception room in neutral tones and more new, cosy carpeting. Here you'll find your own fireplace and charming sloping ceilings, with space to lounge and study looking out over leafy treetop views beyond the attractive curved window.

Discover your double bedroom adjacent, featuring identical newly laid carpeting and sloping ceilings with storage options to be found in the large wardrobe. More green views await via your curved window, perfect for star gazing of an evening.

VIEW MORE ON
OUR WEBSITE



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

