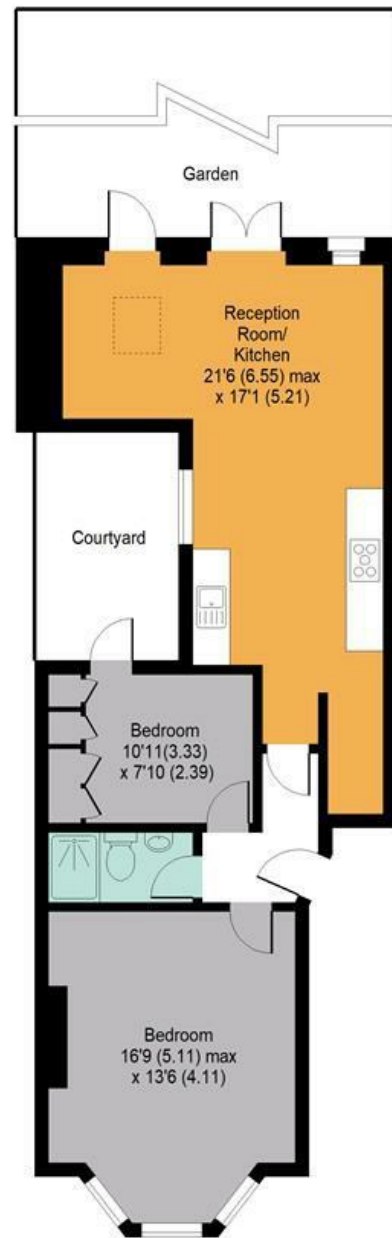




Upper Tollington Park

APPROX. GROSS INTERNAL FLOOR AREA 698 SQ FT / 64.8 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.

www.londonpropertyassessments.co.uk

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



MATERIAL INFORMATION:

COUNCIL TAX BAND:

HARINGEY

DEPOSIT AMOUNT:

£2,884*

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.

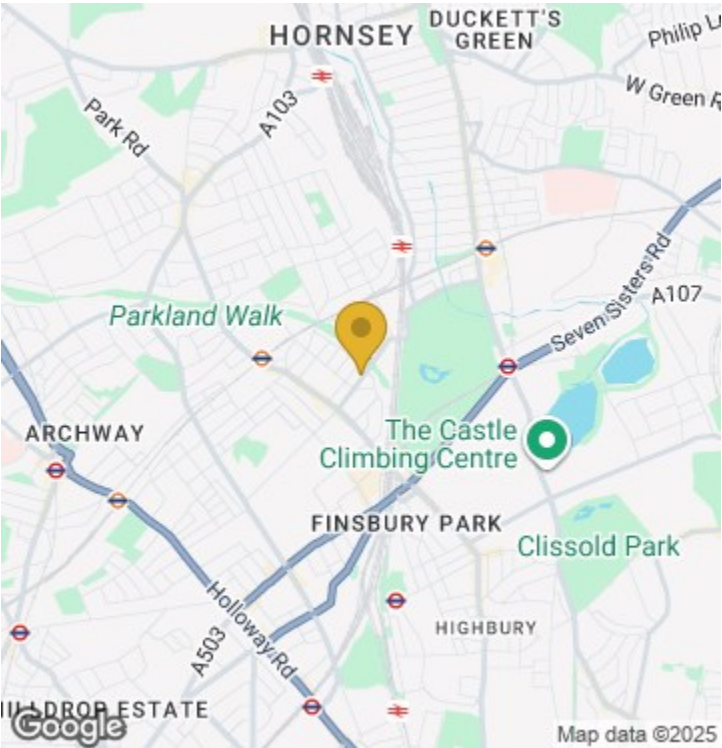
KEY FEATURES

- 2 BEDROOM APARTMENT
- PRIVATE GARDEN AND COURTYARD
- OPEN PLAN KITCHEN/RECEPTION
- AVAILABLE FROM 21ST SEPTEMBER
- PART FURNISHED
- 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR
£2,500 PCM

Once you have entered this dashing ground floor apartment, you'll find the master bedroom on your immediate left. An original Victorian fireplace faces a white double bed, handily encompassing a dash of storage space within the integrated sliding drawers. You may perhaps never even need to use this, as there's many other spots to stash your belongings in this room – a wide walnut wardrobe, two sets of cabinets built within an enclave and a wooden chest. Next door is the bathroom, showing off a marvellously sized walk-in shower enclosure that has been fitted with both a rainforest showerhead and an additional hand shower – perfect for speeding up your morning routine. Adjacent is the second bedroom, featuring a floor-to-ceiling inbuilt wardrobe and offering access to the sky blue painted courtyard outside, ideal for storing bicycles and hanging laundry. Next on the tour is the open plan reception room and kitchen. Here, you'll encounter a variety of exciting features: a dual oven fitted at chest-height, a cleverly concealed dishwasher and a wall-mounted magnetic knife rack are just three of our favourite features. You'll spy the reception area to your left filled with natural

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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	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		
(39-58) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

