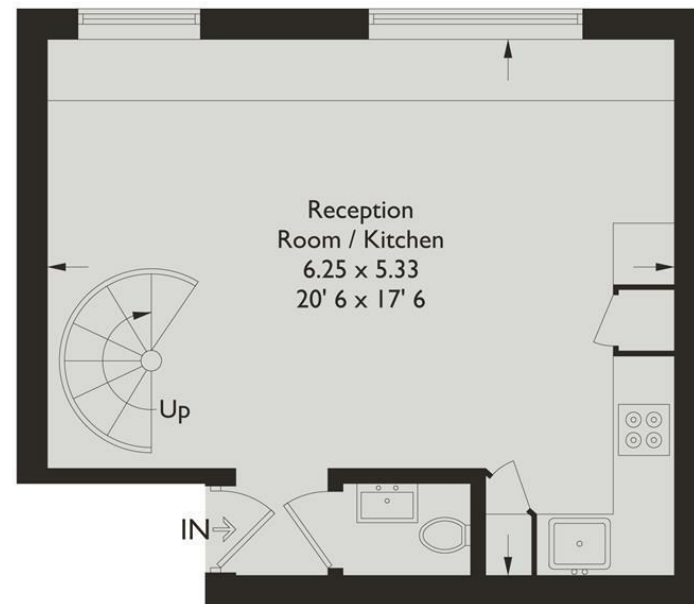
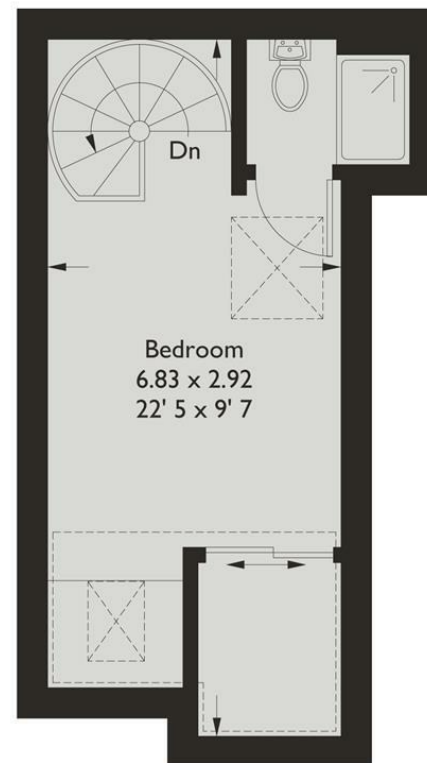
 = Reduced headroom below 1.5m / 5'0



Second Floor
338 sq ft / 31.4 sq m



Third Floor
219 sq ft / 20.4 sq m
(Including Reduced Headroom)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

80 TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
ISLINGTON - TOLLINGTON
PARK WARD

DEPOSIT AMOUNT:

£2,307*

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

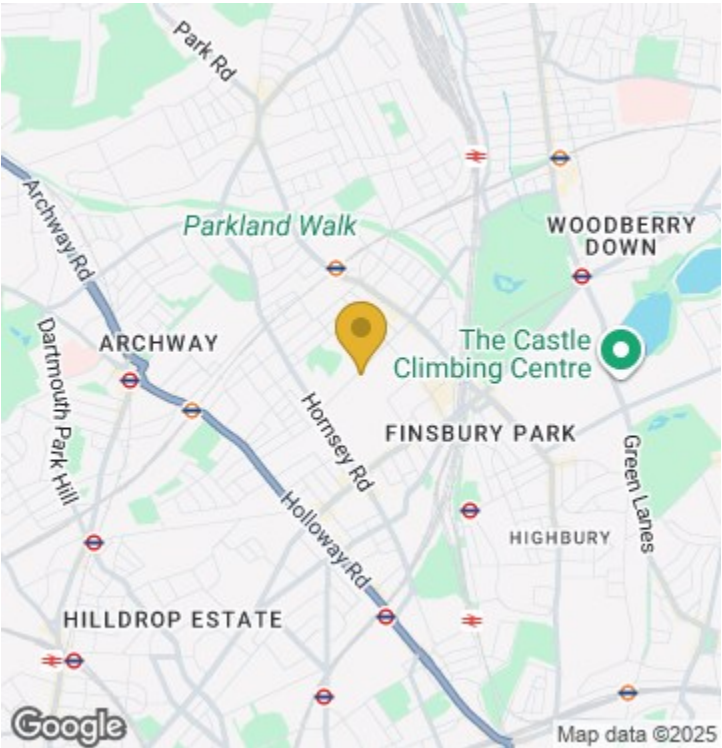
- 1 DOUBLE BEDROOM
- TOP FLOOR FLAT
- FURNISHED
- AVAILABLE FROM 15TH DECEMBER
- EPC RATING D
- 0.4 MILES FROM FINSBURY PARK STATION

YOURS FOR
£2,000 PCM

Set across two floors of a charming Victorian conversion, this unique one bedroom apartment boasts both period features and contemporary decor. With a charming spiral staircase and plentiful handmade design and storage features throughout, discover open plan living in the heart of desirable Stroud Green.

This charming flat is just moments from the Parkland Walk, running from Finsbury Park up to Highgate Woods along a disused railway line, and less than a ten minute walk to Finsbury Park tube, for the Victoria, Piccadilly and overground lines. We recommended visiting the Stroud Green area guide on our Neighbourhoods page for a taste of the local area.

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	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		
(40-60) C		
(21-39) D		
(1-20) 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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

