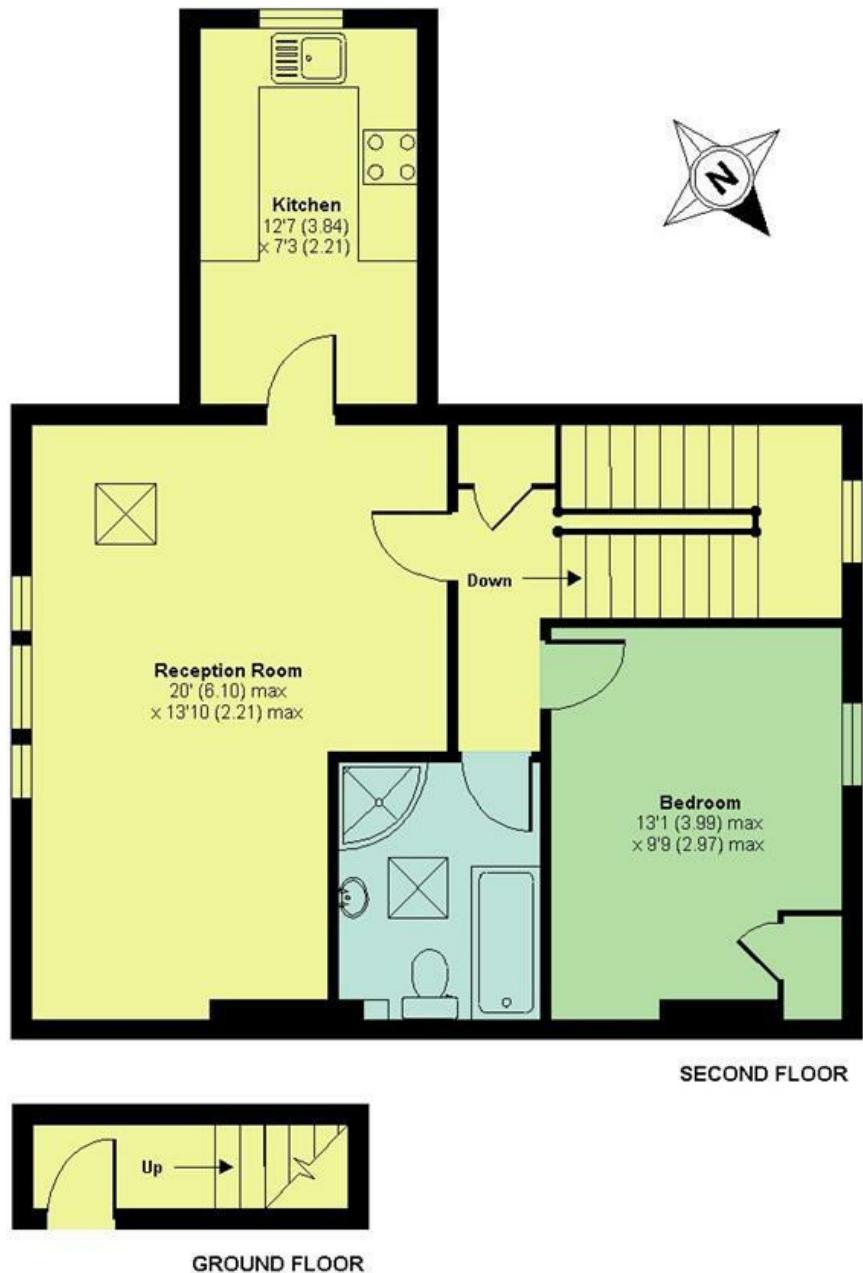




## Upper Tollington Park, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 674 SQ FT 26.6 SQ METRES



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 representation purposes only as defined by 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 a basis of valuation.

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[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**UPPER TOLLINGTON PARK**

1 BEDROOM | 1 BATHROOM | FLAT





## MATERIAL INFORMATION:

- > EPC: D
- > SHARE OF FREEHOLD
- > COUNCIL TAX C
- > 0.5 MILES FROM FINSBURY PARK STATION
- > 1 BEDROOM APARTMENT
- > TOP FLOOR FLAT
- > SHARE OF FREEHOLD
- > CHAIN FREE
- > EPC RATING D
- > 0.5 MILES FROM FINSBURY PARK STATION

## KEY FEATURES

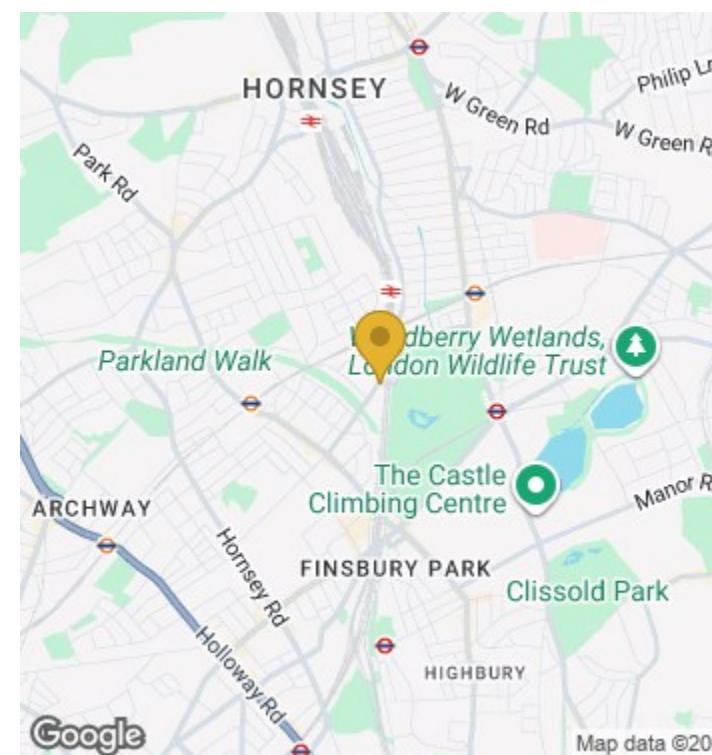
This one bedroom apartment occupies the top floor of a Victorian conversion on Upper Tollington Park, within easy reach of Finsbury Park and Stroud Green.

Upper Tollington Park is well placed for access to Finsbury Park Station, offering Victoria and Piccadilly lines as well as National Rail services. Stroud Green Road is also close by, providing a wide range of independent shops, cafés and local amenities, with Finsbury Park itself within easy walking distance.

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£425,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			57
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

BEDROOMS: 1  
 BATHROOMS: 1  
 RECEPTIONS: 1

