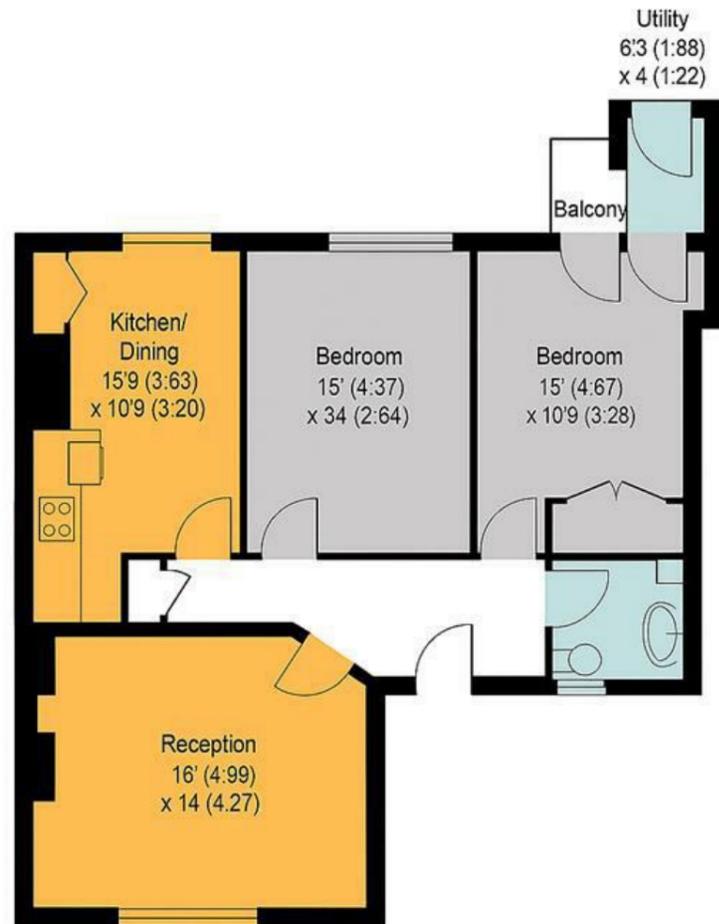




D&D

St. Marks Mansions

APPROX. GROSS INTERNAL FLOOR AREA 842 SQ FT 78.2 SQ. M



THIRD FLOOR



Measured according to RICS/PMS & EIPor plans for illustrative purposes only and is not to scale. Every allowance that may arise regarding the accuracy of the Non-Residential Property Measurements is made. The floorings are of an approximate interpretation for illustrative purposes only - 15sq./H = 10.78 sq.H.



DAVIES & DAVIES ESTATE AGENTS

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

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www.daviesdavies.co.uk

TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> COUNCIL TAX D

> EPC C

> LEASEHOLD

> 125 YEAR LEASE FROM 2010

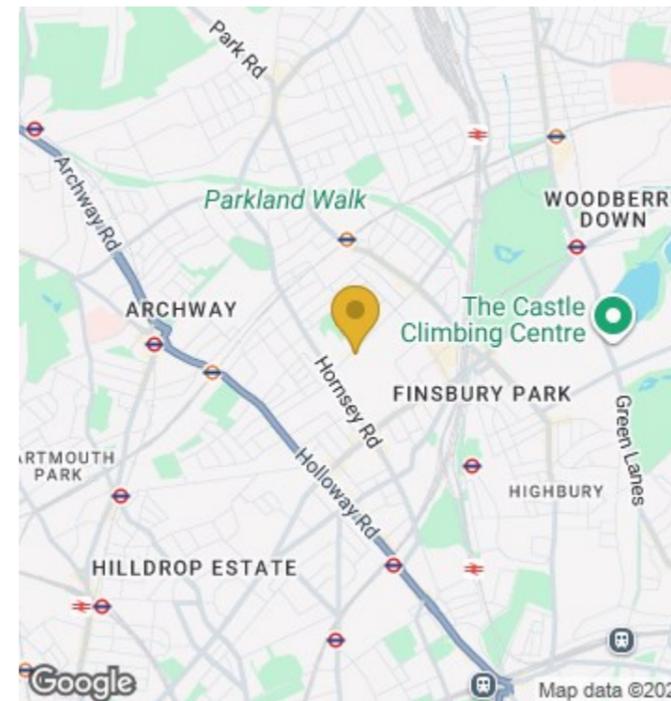
> AD HOC SERVICE CHARGE (BUILDING INSURANCE £1700 PER ANNUM)

KEY FEATURES

- TWO WELL PROPORTIONED DOUBLE BEDROOMS
- GENEROUS RECEPTION ROOM WITH PICTURE WINDOW AND FEATURE FIREPLACE
- ADDITIONAL UTILITY ROOM AND LARGE LOFT SPACE PROVIDING EXCELLENT STORAGE
- OFFERED CHAIN FREE
- THIRD FLOOR POSITION WITHIN AN ATTRACTIVE PERIOD MANSION BLOCK
- 0.6 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£650,000**

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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		72	78
		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

