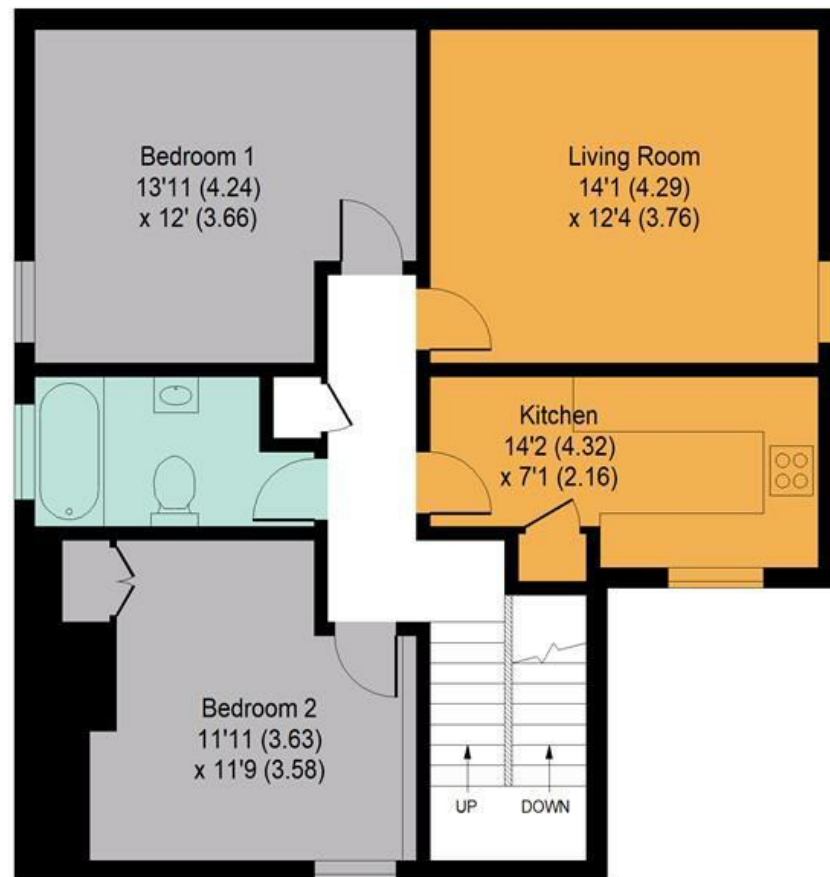




Upper Tollington Park, N4

APPROX. GROSS INTERNAL FLOOR AREA 765 SQ FT / 71.1 SQ M



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



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:

D
HARINGEY- STROUD GREEN
WARD

DEPOSIT AMOUNT:

£2,538*

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.

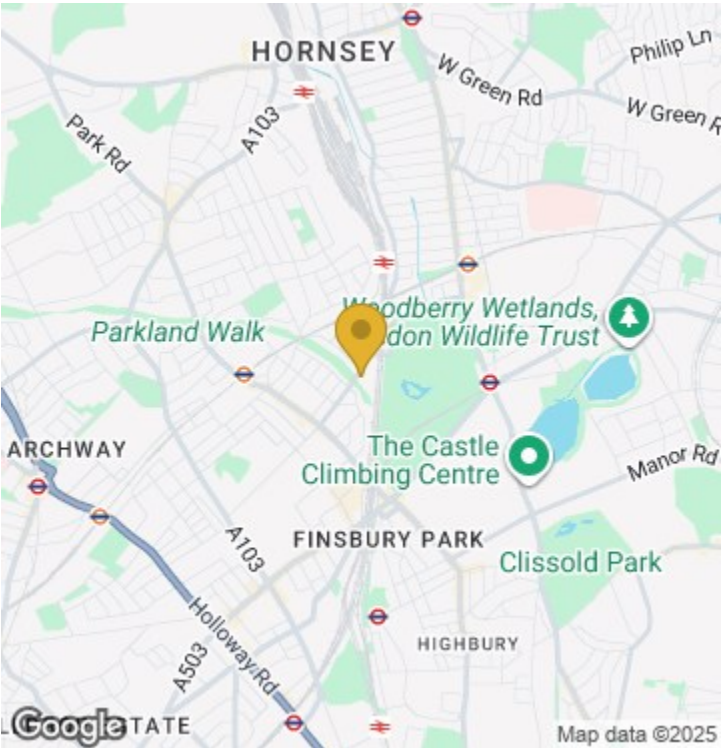
KEY FEATURES

- 2 DOUBLE BEDROOMS
- UNFURNISHED
- AVAILABLE FROM 20TH
SEPTEMBER
- ORIGINAL FIREPLACES
- ARCHED SASH WINDOWS
- 0.6 MILES TO FINSBURY PARK
STATION

YOURS FOR
£2,200 PCM

Streams of natural light twinkle through an original stained-glass window in the hallway adorned in majestic hues of royal blue and crimson red. Two tall arched sash windows illuminate the sky blue painted reception room, carpeted in ivory white. Waiting to be discovered in this enchanting space is an original cast-iron fireplace framed by chunky wooden floating shelves, ideal for displaying vinyl records, framed art prints, analog cameras and the like. You'll also spy charming slanted ceilings providing the perfect canvas for creating a truly hygge living space filled with cosy cushions, woolen textiles and much-loved scented candles. Adjacent, you'll encounter the subway-tiled kitchen fitted with heaps of cleverly conceived storage options and functional design, the wall-mounted stainless steel cookware rack, inbuilt shelving, slim-line dishwasher, and miniature heated towel rail are to name just a few. In the bathroom across the hallway, you'll find a navy blue-tiled bathtub enclosure, pendant-shaped rainforest showerhead and shallow slatted wooden shelving. Both double bedrooms are thankfully of equally pleasing sizes, relinquishing any possibility of quarrels with

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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		
(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

