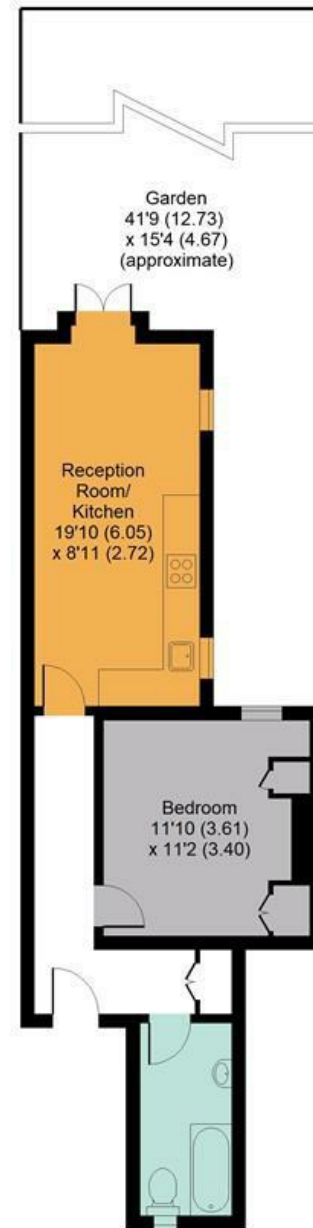




Upper Tollington Park, N4

APPROX. GROSS INTERNAL FLOOR AREA 464 SQ FT / 43.2 SQ M



GROUND FLOOR

The Agent may offer clients, customers or prospective purchasers referrals to other service providers, from which the Agent may earn a commission or referral fee from the service provider. These services and their associated referral fees are: a) arranging mortgages, insurance or protection via Heron Financial Ltd: the Agent's average fee per transaction is £577.22 b) conveyancing and other legal services via Setfords Solicitors & Simply Conveyancing: the Agent's average fee per transaction is £154.29 c) surveys and valuations via Davies & Davies Chartered Surveyors & LEA Surveyors: the Agent's average fee per transaction is £76.67. It is never an obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.

www.jpaplus.com



DAVIES & DAVIES ESTATE AGENTS

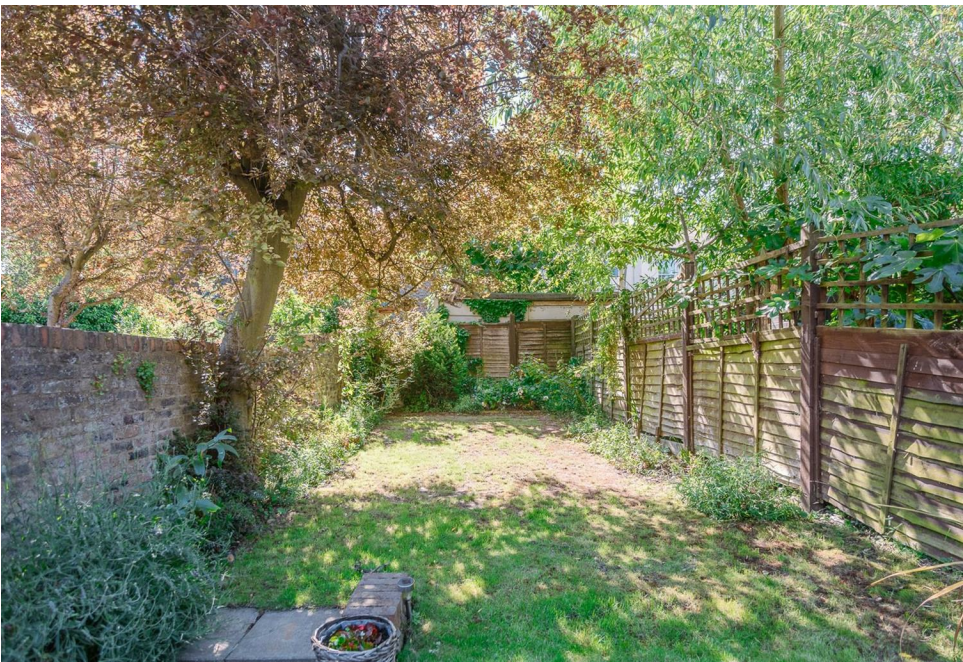
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

UPPER TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > EPC C
- > COUNCIL TAX A
- > LEASEHOLD 125 YEARS FROM 2006
- > SERVICE CHARGE £1700.00 PA
- > GROUND RENT £500.00 PA

KEY FEATURES

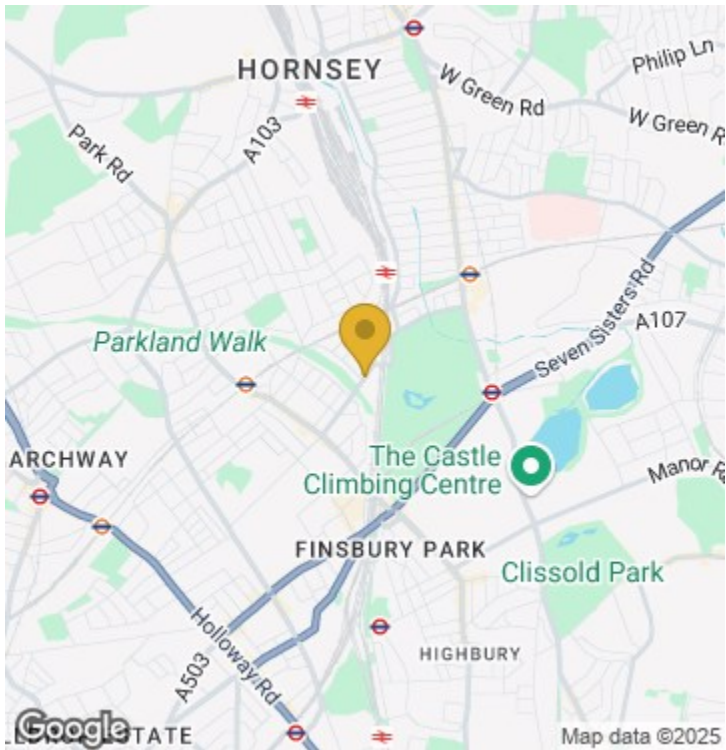
- 1 BEDROOM FLAT
- PRIVATE REAR GARDEN
- OFFERED CHAIN FREE
- OPEN PLAN LIVING SPACE
- WELL PRESENTED THROUGHOUT
- 0.6 MILES FROM FINSBURY PARK STATION

YOURS FOR
£400,000

Contemporary design proudly resides within this ground floor period property on leafy Upper Tollington, boasting its own private garden to the rear.

Located on Upper Tollington Park, just 400ft behind local nature reserve Parkland Walk, you're perfectly positioned to enjoy the wealth of amenities and green space waiting for you in nFinsbury Park. Transport wise you are a short stroll from Finsbury Park Interchange providing direct access to Underground, National Rail and a multitude of local bus services.

SEE MORE
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	70	77
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	70	80
EU Directive 2002/91/EC		



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 1

