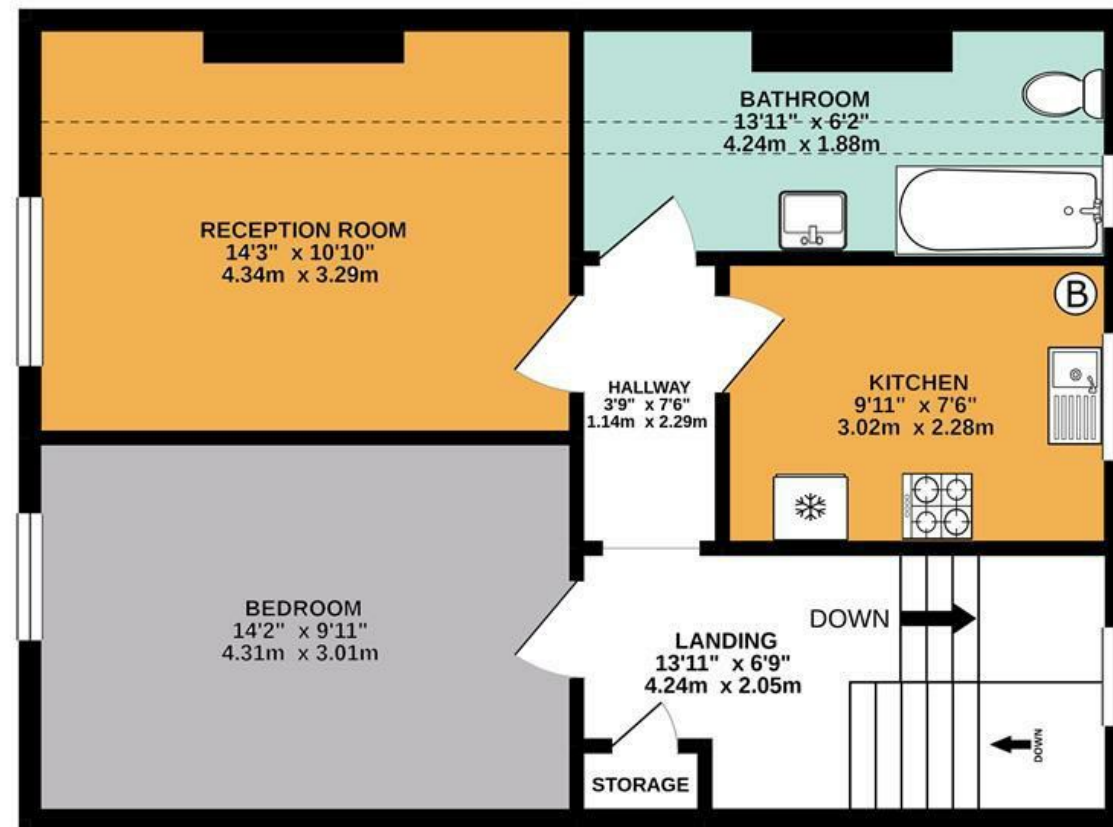




TOP FLOOR (2ND FLOOR)  
618 sq.ft. (57.4 sq.m.) approx.



UPPER TOLLINGTON PARK, N4 4LS  
TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.  
Made with Metroplan ©2021



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

UPPER TOLLINGTON PARK

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL  
INFORMATION:

- > COUNCIL TAX: C
- > EPC RATING D
- > PART FURNISHED

KEY FEATURES

- I DOUBLE BEDROOM
- TOP FLOOR FLAT
- PART FURNISHED
- AVAILABLE FROM 18TH SEPTEMBER
- EPC RATING D
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£1,850 PCM

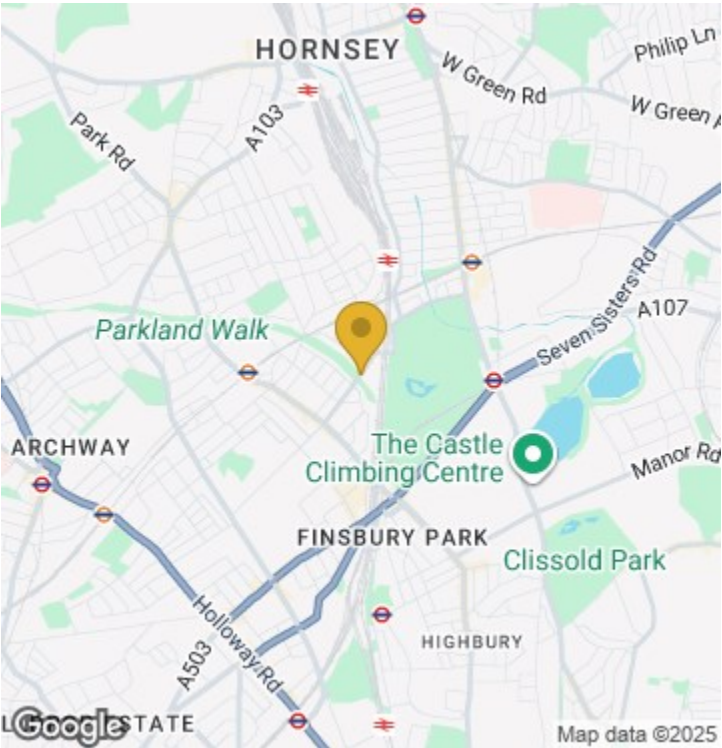
Beautifully trimmed hedges and a deep mahogany front door welcome you on arrival to this corner Victorian building. Taking the stairway to your top floor abode, you'll love the white painted landing featuring handy storage cupboard space.

Through the hallway and to your left, discover your reception room in clean white and cosy neutral carpeting. There's space for your three piece suite and dining table here, with a TV cabinet ready and waiting in the corner. Should the gogglebox not suffice for entertainment, enjoy treetop leafy views beyond.

Adjacent awaits the first double bedroom, complete with a wealth of storage options and double bed that lies beneath cosy sloping ceilings. More neighbouring greenery awaits via your window, perfect for star gazing of an evening.

Back through to the rear of your abode, discover the rather handsome kitchen in all natural shades. Rich wood flooring, crisp white subway tiling and granite effect worktops reside

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	EU Directive 2002/91/EC	79

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

