



D&D

St. Marks Mansions

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



THIRD FLOOR



Measured according to RICS PMS & Floor plans for illustrative purposes only and is not to scale. Every allowance that may arise resupit, the ascends in the Non moris - Regressive prococphysirs llustrures, filitings are of an approximate interpretation for illustrative purposes only - 15q./H = 10.78 sq.H.



DAVIES & DAVIES ESTATE AGENTS

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TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL
INFORMATION:

> COUNCIL TAX D

> EPC C

> LEASEHOLD

> 125 YEAR LEASE FROM
2010

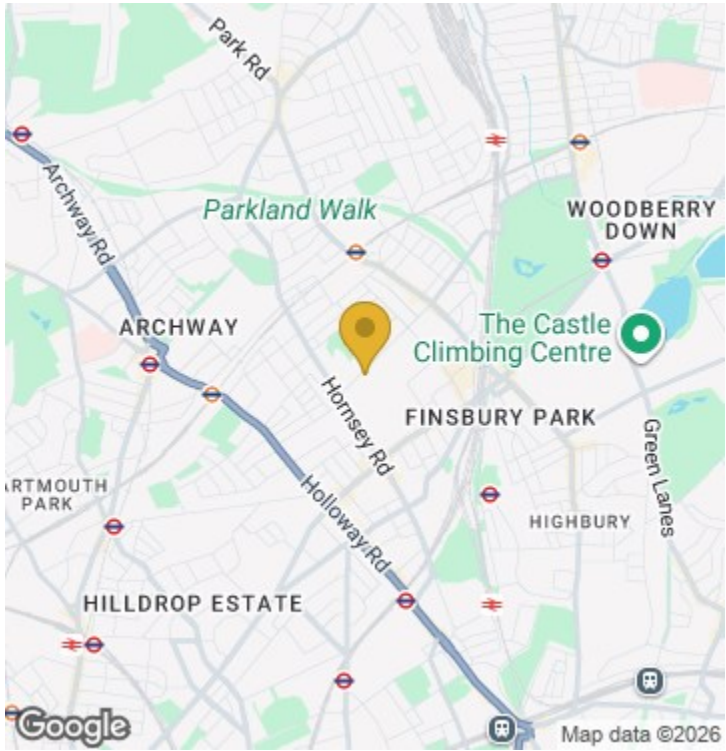
> AD HOC SERVICE
CHARGE (BUILDING
INSURANCE £1700 PER
ANNUM)

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

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	72 78

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

