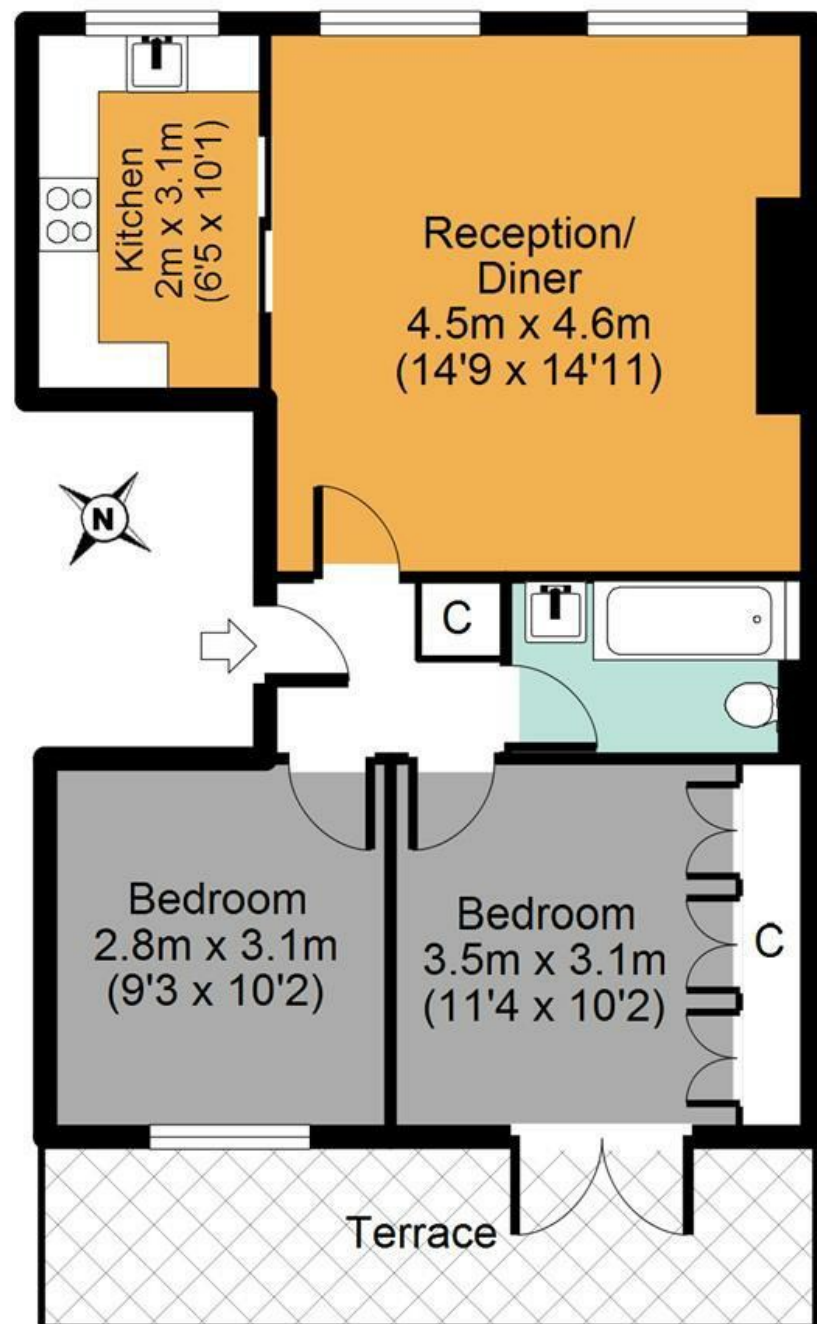




Tollington Park, N4

First Floor



Total area: approx. 53 sq. meters (572 sq. feet)
For illustration purposes only - not to scale



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TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | BALCONY



2 BEDROOM



OUR
FAVOURITE
FEATURES:

> CALMING NEUTRAL DECORATION

> MINIMALIST INBUILT WARDROBE

> SLIDING DOORS TO KITCHEN

KEY FEATURES

- 2 DOUBLE BEDROOMS
- MASTER BEDROOM WITH A BALCONY
- ORIGINAL WOODEN FLOORBOARDS
- AVAILABLE FROM 11TH MARCH 2019
- FULLY FURNISHED- EPC C
- 0.4 MILES FROM FINSBURY PARK STATION

YOURS FOR
£1,650 PCM

Inside the first floor apartment, you'll find original wooden floorboards and pastel shades of teal, sapphire and graphite decorating the walls. Double sash windows greet you in the reception room, with a dinette for four, loveseat and accompanying lounge chair placed before a plentiful array of multi-sized inbuilt shelving, perfect for displaying your souvenirs from far-flung destinations, fruit-shaped candle collection or extensive Jamie Oliver cookbook assortment. Through sliding doors, you'll find the kitchen boasting an arched sash window, placed just above the sink and surrounded by a contrasting array of white and oak-effect kitchen cabinets. In the hallway, you'll pass by an inbuilt storage cupboard – perfect for stashing away your vacuum cleaner, suitcase and/or dead bodies – and find the bathroom, featuring a full-sized bathtub with wooden surround and unusual pendant shaped showerhead above. In the first double bedroom, you'll spot a wooden wardrobe, dresser, double bed, nightstand and wall-mounted mirror. Multiple full-length inbuilt wardrobes are fitted in the master bedroom, designed with clean white lines in mind and fitted with splendid soft close doors. You'll also find a double bed with accompanying nightstand, and floor-length curtains hiding the door out to the balcony, which boasts a charming little bistro set, outdoor lighting and is laid with astroturf – a perfect oasis of green for those of us who just don't have time to mow real grass.



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	74
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	69	70
EU Directive 2002/91/EC		

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

