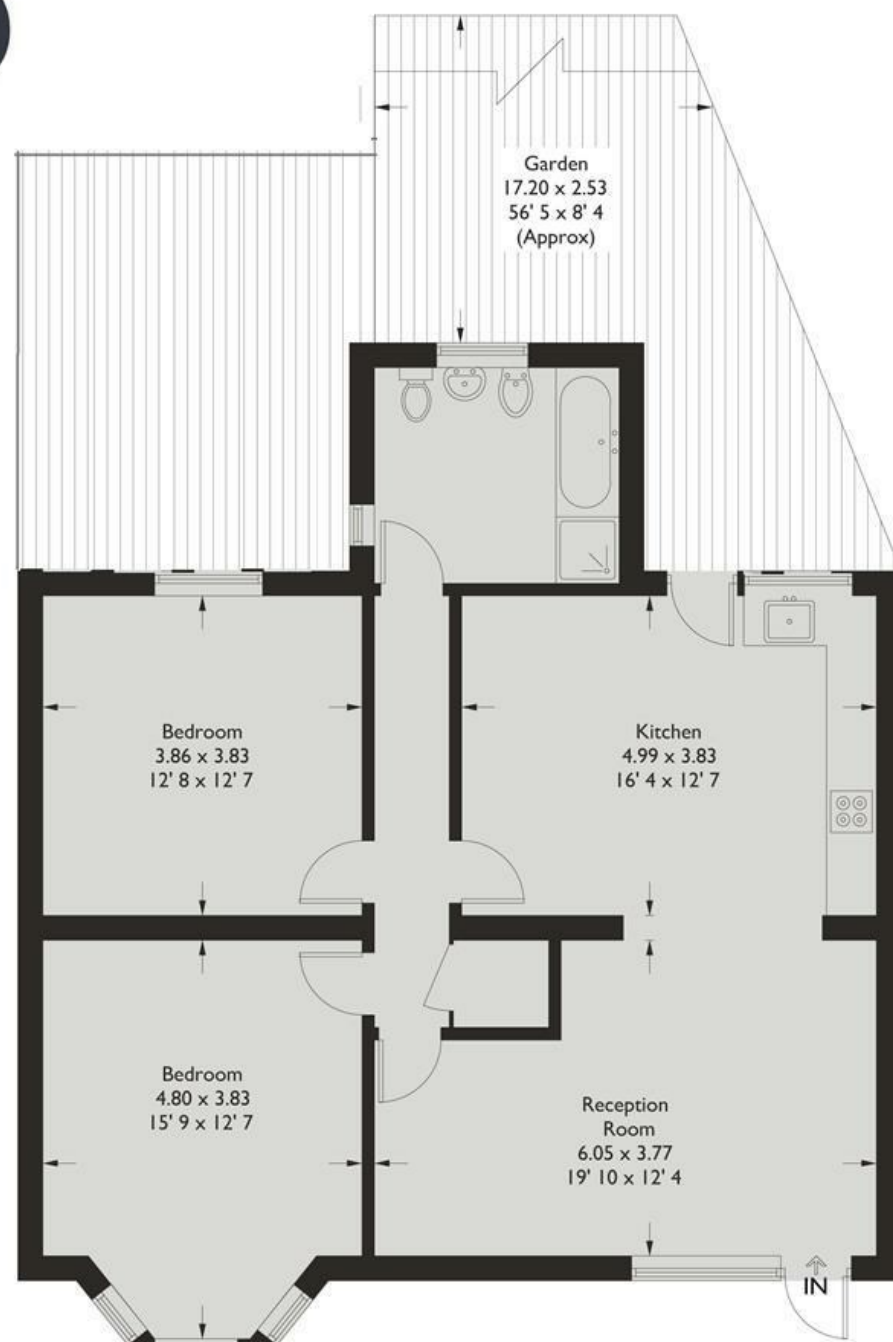




D&D

971 SqFt Interior



Lower Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

DAVIES & DAVIES ESTATE AGENTS

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UPPER TOLLINGTON PARK

2 BEDROOM | 1 BATHROOM | FLAT





MATERIAL INFORMATION:

- > SHARE OF FREEHOLD BY NEGOTIATION
- > LEASE BEING EXTENDED TO 100+ YEARS
- > GROUND RENT £90.00
- > SERVICE CHARGE £0
- > EPC C
- > COUNCIL TAX D

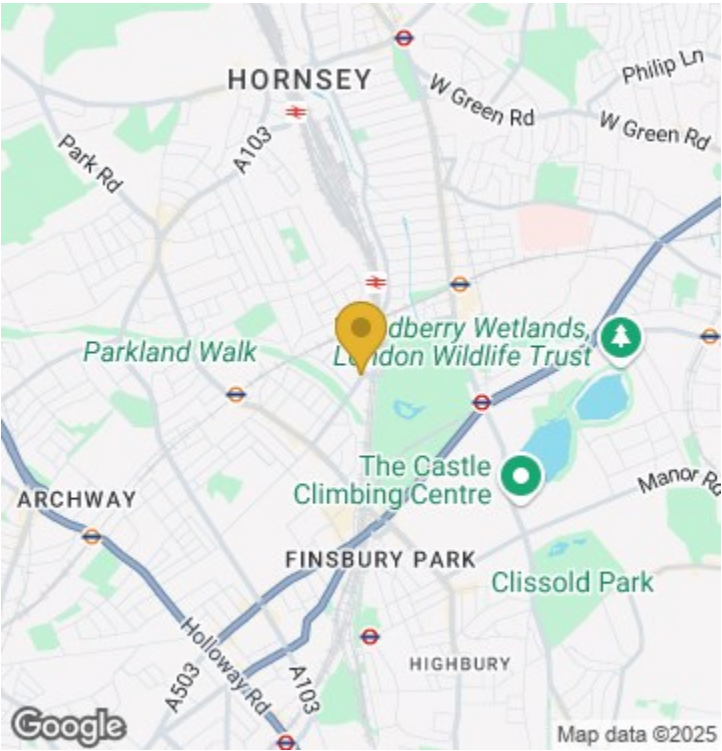
KEY FEATURES

- 2 DOUBLE BEDROOMS
- SHARE OF FREEHOLD BY NEGOTIATION
- LEASE BEING EXTENDED
- OFFERED CHAIN FREE
- SCOPE TO IMPROVE
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£600,000

Discover open-plan living across your light-filled and spacious two double bedroom apartment. With plenty of scope for your interior design and renovation plans, a nice-sized private garden also awaits your green touch and vision.

Residing on Upper Tollington Park, you're within walking distance of both Finsbury Park and Grade II listed nature reserve Parkland Walk, with an impressive array of fantastic local eateries, drinking spots, and retail in the surrounding areas of Stroud Green. For insider tips on your new area, check out our Neighbourhoods Guide.



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	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

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

