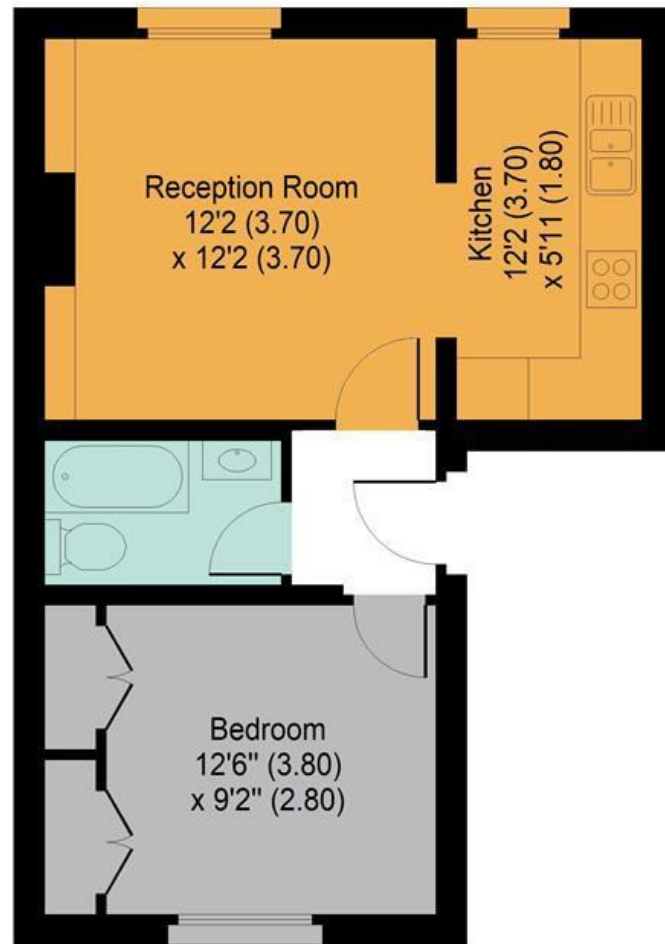




## Tollington Way, N7

APPROX. GROSS INTERNAL FLOOR AREA 427 SQ FT / 39.7 SQ M



### SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



**DAVIES & DAVIES ESTATE AGENTS**

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

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

**TOLLINGTON WAY**

**1 BEDROOM | 1 BATHROOM | FLAT**





### MATERIAL INFORMATION:

- > TENURE: SHARE OF FREEHOLD
- > COUNCIL TAX: C
- > SERVICE CHARGE: £0
- > GROUND RENT: £0

### KEY FEATURES

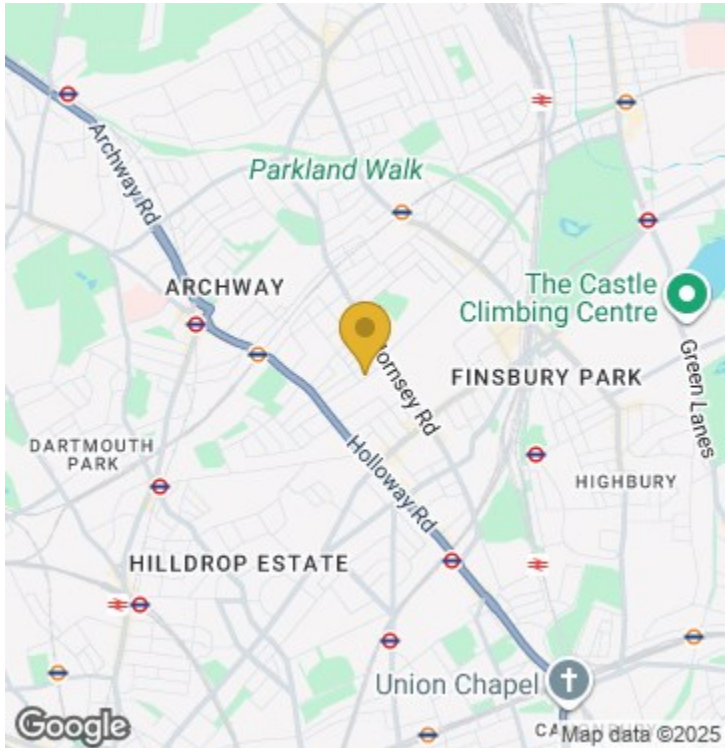
- ONE-BED PERIOD CONVERSION
- BRIGHT RECEPTION WITH FIREPLACE
- SEPARATE MODERN KITCHEN
- QUIET DOUBLE BEDROOM
- CONTEMPORARY BATHROOM
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR  
£375,000

Occupying the second floor of a handsome period conversion, this charming one bedroom apartment combines classic character with bright, well proportioned interiors and leafy views.

Tollington Way is ideally located for access to Holloway Road, Archway, and Finsbury Park stations, providing excellent links across London. The local area offers a wealth of independent cafés, restaurants, and green spaces, from the buzz of Holloway Road to tranquil Whittington Park.

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	76	81
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		

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

