



Tollington Park, N4 3AQ

Guide Price £415,000
Share of Freehold



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A perfect opportunity to acquire this ideal first-time purchase or rental investment.

Arranged over the second floor of this compact and charming purpose-built property, spanning 649 SQ FT/ 60.3 SQ M, features include double glazing throughout, two well-proportioned double bedrooms, a three-piece bathroom suite and a spacious semi open-plan reception/ kitchen. The property further benefits from access to lovely landscaped communal gardens.

Located in the heart of popular Stroud Green and within walking distance to the green spaces of Wray Crescent, nature reserve Parkland Walk and Finsbury Park and the buzzing array of restaurants, cafés, and shops on offer. Ideally located to take advantage of great transport links at Finsbury Park Station (approx. 0.5 miles away) via Piccadilly & Victoria lines as well as National Rail and local bus routes into central London.

Offered with a Share of the Freehold and on a chain free basis, internal viewings are highly recommended.

- Ideal first-time purchase/rental investment
- Share of Freehold
- Chain free - no onward sale
- Spacious two-bedroom flat
- Semi-open plan kitchen
- Bright reception room
- Beautiful, landscaped gardens
- 649 SQ FT/ 60.3 SQ M





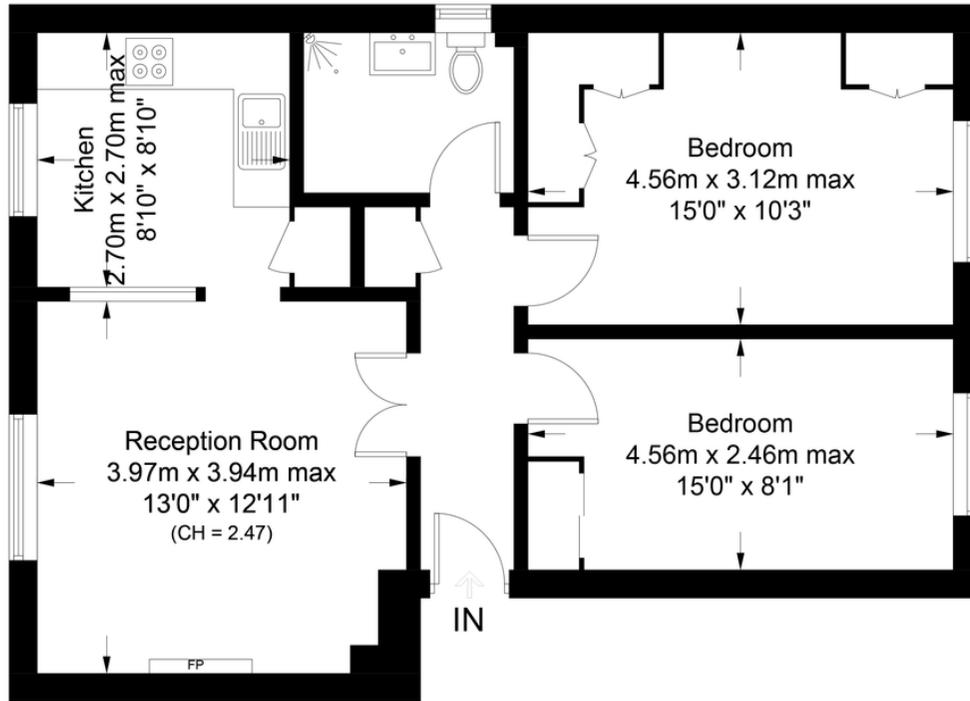


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Approximate Gross Internal Area = 649 sq ft / 60.3 sq m

DAVID ANDREW

your most valuable asset



Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID779820)



Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

