



Tollington Park, N4 3RB

Guide Price £900,000
Leasehold



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We are delighted to present this exceptional 3/4-bedroom garden maisonette, offering a staggering 1471 SQ FT/136.7 SQ M of beautifully crafted internal living space.

Benefitting from a private ground floor entrance, the internal hall features attractive geometric tiled floor and original ceiling details. Stairs lead to the half landing, a guest WC/shower room provides great practicality. Next door, a spacious Danish inspired kitchen breakfast room with stainless steel works surfaces, there's ample space for every modern convenience. Double glazed Casement windows and door provide views and access to the large south-easterly facing rear garden, stylish patio paving and a gravel path lead to a large lawn area, lattice fencing, a pretty garden shed, and corner garden pergola create great interest and a pleasant entertaining space. Back inside, stairs lead to the first-floor level, a spacious intercommunicating reception and dining space complete with attractive herringbone parquet flooring, feature fireplace with wood burner, again a perfect space for entertaining. A multitude of double-glazed sash windows allow wonderful natural light and a clear line of site from front to rear. The second floor accommodates two double bedrooms, with built-in storage solutions, all bedrooms are well serviced by a stunning four-piece bathroom suite, beautifully decorated with underfloor heating. Stairs lead on to the top floor bedroom measuring in excess of 22 feet. The architecture of the roof design and a range of Velux windows create a unique and enjoyable environment with lots of additional storage in the eaves. There is plumbing in situ should you consider a further en-suite.

Occupying a location rapidly growing in popularity, much loved for its eclectic nature and community feel, excellent transport links at Finsbury Park station (Piccadilly & Victoria lines, National Rail), Crouch Hill Overground and a growing selection of local coffee shops, bars, and eateries can be found at both Stroud Green & Crouch End. The green and open spaces at Finsbury Park, the Parkland Walk and Wray Crescent are also close by. Don't forget to take a look at the new City North development, there's a M&S Food Hall and a Picturehouse cinema, all exciting new additions to the area.

Internal viewing of this beautiful home is simply as must to fully appreciate the generous space and wonderful condition on offer.

- 1471 SQ FT/136.7 SQ M
- Amazing per SQ FT/SQ M value
- Accommodation over three floors
- Move-in condition throughout
- Large landscaped rear garden
- New boiler and radiators in 2021
- Attractive period building
- Popular and convenient location





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Approximate Gross Internal Area = 1471 sq ft / 136.7 sq m
 (Excluding Eaves Storage & Reduced Headroom)
 Eaves Storage & Reduced Headroom = 124 sq ft / 11.5 sq m
 Total = 1595 sq ft / 148.2 sq m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agent's Note:

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Certified Property Measurer

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. (ID844251)

