



Tollington Park, N4 3QJ

Guide Price £785,000
Share of Freehold



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Wonderful opportunity to acquire this impressive garden maisonette offering 1041 SQ FT / 96.7 SQ M of generous internal living space, large sash windows, spectacular natural lighting, and an expansive rear garden.

Arranged over the ground and lower ground floor of this attractive Victorian property and well maintained by the present owners. The property benefits from two front entrances, one on each level, on the raised ground floor a beautiful reception space with high ceiling, a picture rail, open hearth fireplace and stripped floorboards all add interest and character. The large bay window, complete with original wood panelled surround, allows wonderful morning sunshine. Adjoining the reception room, one of the owners' favourite aspects (which they will really miss), a sizable kitchen/dining space, boasting a large picture window that enjoys amazing afternoon/evening natural light and sunshine all through spring to autumn. There's a range of white shaker style units with stylish metro brick tiled splash back, stainless steel appliances, integrated dishwasher, and space for a freestanding fridge/freezer.

When it comes to outside space, this charming home delivers again. Directly off the kitchen, a wooden decked roof terrace, almost completely private from neighbouring properties, a perfect spot to watch the sun go down in the warmer months. Stairs lead down to sole use of a large (in excess of 56ft) well-tended, private rear garden. Large trees and mature plants, shrubs and flowers create a wonderful backdrop again ensuring great privacy and adding to the feel of countryside seclusion. There's ample space to consider a garden studio/home office, looking back on the grand architecture of St Mellitus Church.

Back inside, stairs lead down to the lower level, there's a great deal of useful storage cupboards and plumbing in situ for a washing machine. The second bedroom offers direct access to the garden and in the main bedroom, a wall of bespoke built-in storage and another large bay window with functional shutters. At the rear, a spacious bathroom suite with free-standing tub, separate shower, inset wash handbasin with vanity storage above and below.

Tollington Park is nestled in the heart of Stroud Green ideally located 6-minute walk to the transport links at Finsbury Park station (Piccadilly & Victoria lines), numerous local bus routes and a growing selection of local coffee shops, bars, and eateries. The green and open spaces at Finsbury Park, the Parkland Walk and Wray Crescent are also close by. Don't forget to look at the new City North development adding a wonderful array of new commercial space.

- 1041 SQ FT / 96.7 SQ M
- Chain free sale
- Amazing natural light
- Generous proportions
- High ceilings
- Expansive/secluded private garden
- Private roof terrace
- 6 mins walk to Finsbury Park station

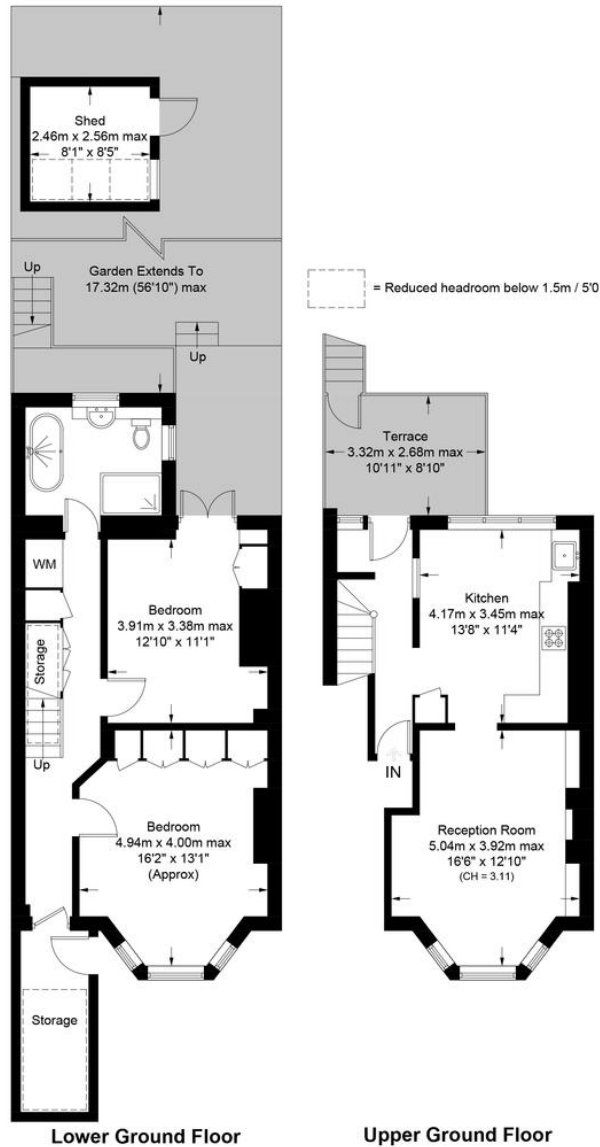






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Approximate Gross Internal Area = 982 sq ft / 91.2 sq m
Excluding Reduced Headroom
Reduced Headroom = 59 sq ft / 5.5 sq m
Total = 1041 sq ft / 96.7 sq m



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. (ID833297)



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Agent's Note:

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