



Upper Tollington Park, N4 4NB

Guide Price £700,000
Share of Freehold



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Share of Freehold

Presented to the market with a Share of the Freehold and on a chain-free basis, this sizeable three-bedroom flat with generous south-east facing roof terrace in the heart of Stroud Green.

Arranged over the first floor of this substantial period property, offering 903 SQ FT/ 83.9 SQ M of versatile internal living space, retaining much period charm and character. One of our favourite aspects a vast reception room with feature fireplace, ornate ceiling and large picture window allowing wonderful natural light. There's a separate galley kitchen with range of wall and base units wooden work surfaces, striking tiled splash back with integrated oven, hob, and extractor. Further along the hallway, a white three-piece bathroom suite. This attractive home also offers three spacious double bedrooms, with one of them providing direct access to a large south-east facing roof terrace, spanning approx. 167 SQ FT/ 15 SQ M, with a pleasant green and leafy outlook over neighbouring gardens.

Located in popular Stroud Green, just a short walk from local shops, cafés, and restaurants as well as the fantastic transport links at Finsbury Park Station (Piccadilly & Victoria lines, National Rail and City Thameslink services). As well as a stone's throw away from the amazing green spaces of Finsbury Park and the popular Parkland Walk nature reserve.

Internal viewings are highly recommended to fully appreciate the generous accommodation on offer!

- Three double bedrooms
- Vast separate reception
- Private rear roof terrace
- Retaining period charm
- Separate galley kitchen
- Scope to reconfigure
- Offered chain free
- 903 SQ FT/ 83.9 SQ M

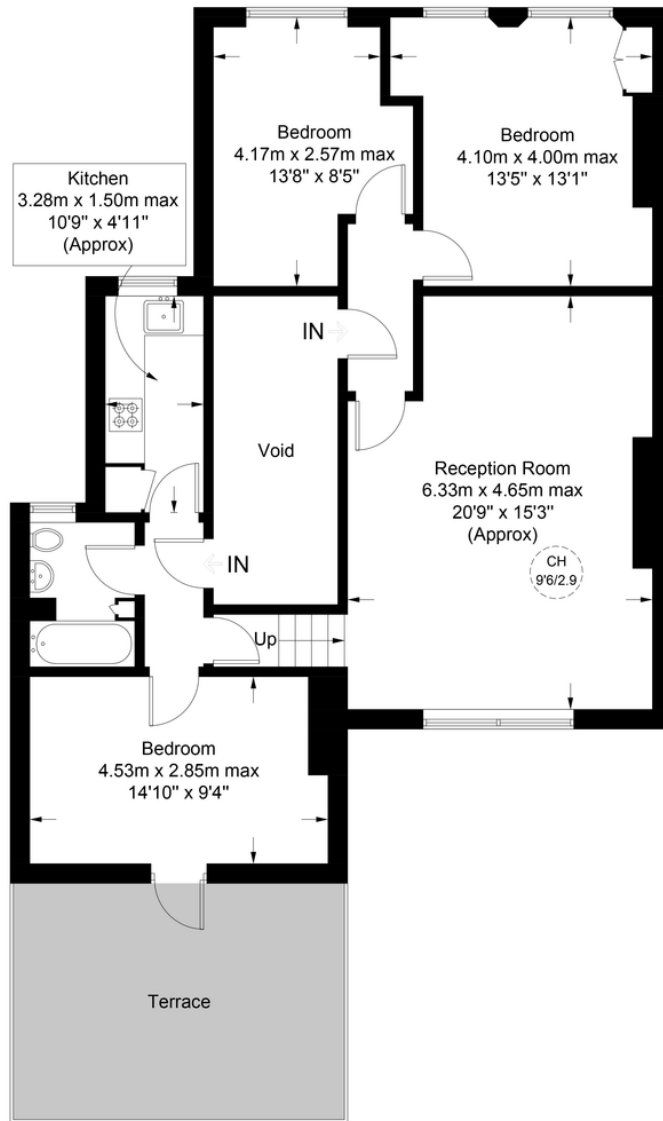






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Approximate Gross Internal Area = 903 sq ft / 83.9 sq m



First Floor

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. (ID788047)



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

