



Tollington Park, N4 3RA

Guide Price £750,000  
Share of Freehold



# Tollington Park N4 3RA

One of our favourite offerings in recent years, we are delighted to presents this spacious two-bedroom garden maisonette arranged over two levels within this handsome period property.

Offering a generous 1327 sq ft/123.3 sq m of combined living space with bags of potential to reconfigure. There are two entrances, a side access, and a shared raised ground floor entrance. The property benefits from two front parking spaces recently resurfaced. This special property is ripe for refurbishment and is presently arranged as a large open plan kitchen diner with conservatory, a separate shower room and cloakroom. Off the hallway a reception or potential third bedroom, there's a large cellar/ storage cupboard, stairs lead to the raised ground floor. This level is presently arranged as two bedrooms retaining a wealth of period charm and character, fireplaces, shutters, ornate ceilings and dividing wooden doors, glorious sash windows. Off the rear bedroom French doors lead to a pretty balcony overlooking our favourite aspect a beautiful private rear garden measuring more than 81 feet with an easterly orientation, due to the length of the garden the property enjoys wonderful sunshine throughout the day. There is a large garden summer house and a wonderful array of mature plants and shrubs and trees. This charming garden further benefits from the adjacent impressive architecture at Saint Marks Church, creating a truly unique outside space, almost a secret garden.

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!

- Chain Free Sale
- Awaiting grant of probate
- Bags of potential
- A wealth of period charm
- Blank canvas opportunity
- Truly special garden
- Two parking spaces
- 1327 sq ft / 123.3 sq m

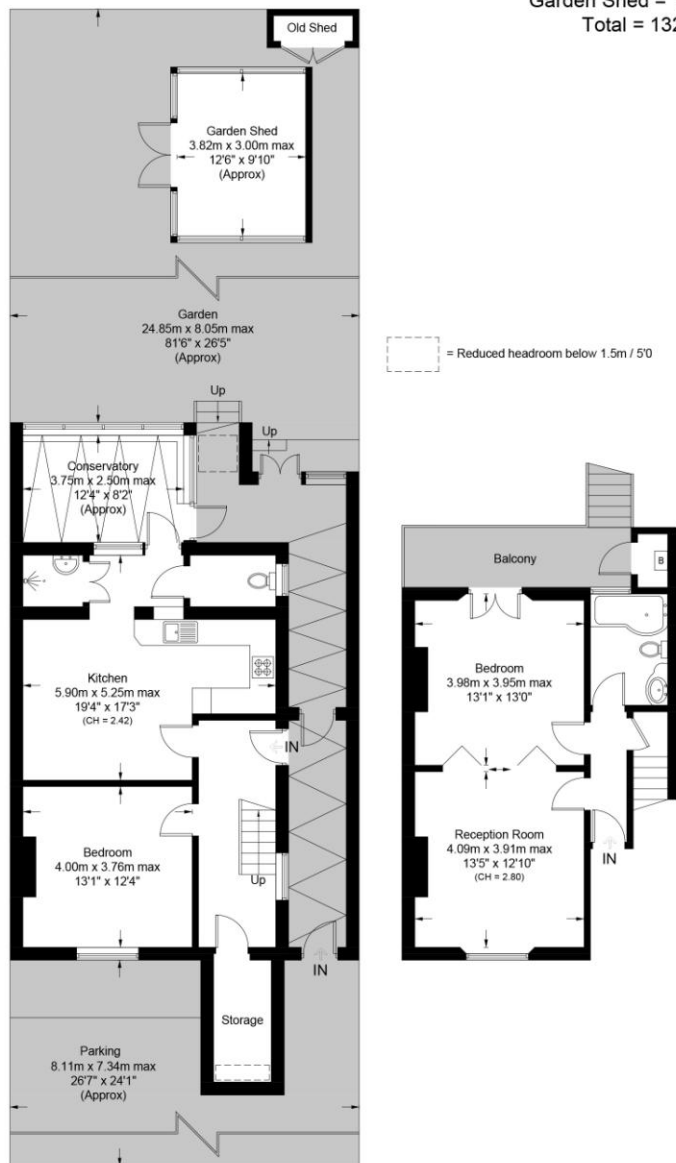






## Tollington Park, N4

Approximate Gross Internal Area = 1199 sq ft / 111.4 sq m  
 (Excluding Reduced Headroom / Boiler / Old Shed)  
 Reduced Headroom = 5 sq ft / 0.5 sq m  
 Garden Shed = 123 sq ft / 11.4 sq m  
 Total = 1327 sq ft / 123.3 sq m



Ground Floor

Upper Ground 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. (ID846205)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	79   C
39-54	E		
21-38	F		
1-20	G		



### Agent's Note:

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