



Upper Tollington Park, N4 4ND

Guide Price of £800,000  
Share of Freehold





# Upper Tollington Park N4

Light and airy three-bedroom property arranged over the top two floors of this handsome home, retaining much period charm. Well-maintained by the present owner and presented in lovely condition throughout, offering versatile living space and wonderful natural light throughout. The first floor features a beautiful light and spacious kitchen/diner, next door a separate reception space with French doors to balcony with a pleasant green outlook. The split-level hallway adds to the spacious feel, wooden floorboards and an original banister combine perfectly to add character and style. There's a surprisingly large bathroom and stairs lead to the top floor, a secondary shower room with decorative floor and large Velux window adds great practicality, making everyday life easier or creating a very rentable home should the need arise. Next, three well-proportioned bedrooms, again showcasing the attractive wooden floors.

Located in leafy Stroud Green a location growing in popularity, just a short walk from a brilliant selection local shopping facilities, cafés, bars, and eateries. Finsbury Park Station offers excellent connectivity across London (Piccadilly & Victoria lines, National Rail and City Thameslink services). This location is literally moments away from the amazing green and open spaces of Finsbury Park and the Parkland Walk nature reserve. Don't forget to check out the new City North development with M&S Foodhall, Theatre and Picturehouse cinema.

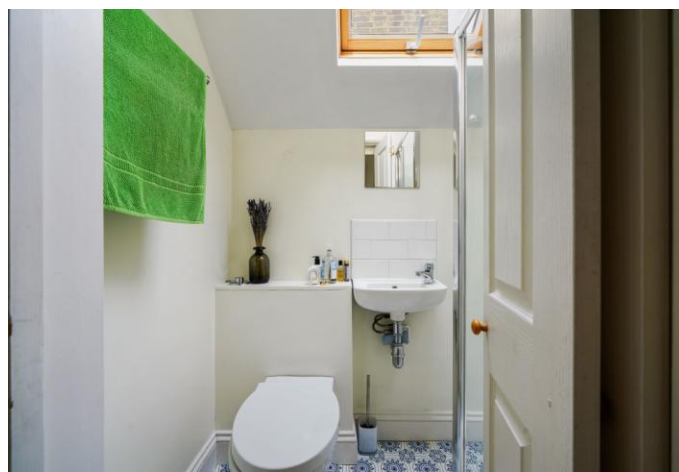
Internal viewings are a must to fully appreciate the space and condition on offer!

Share of Freehold | Accommodation arranged over top two floors | Three bedrooms | Boasting generous proportions | Offering an impressive 1092 SQ FT/ 101.5 SQ M | Light & airy | Private balcony | Principally double glazed | Beautifully presented

Period detailing | Large bathroom | Additional separate shower room | Beautiful kitchen diner | Separate reception | Chain-free sale | Convenient location | White walls and varnished wooden floors |



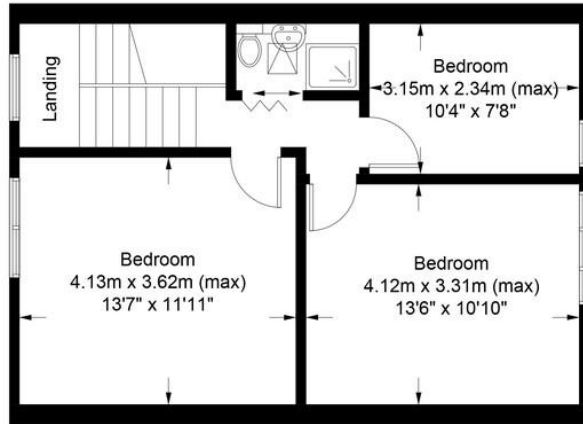




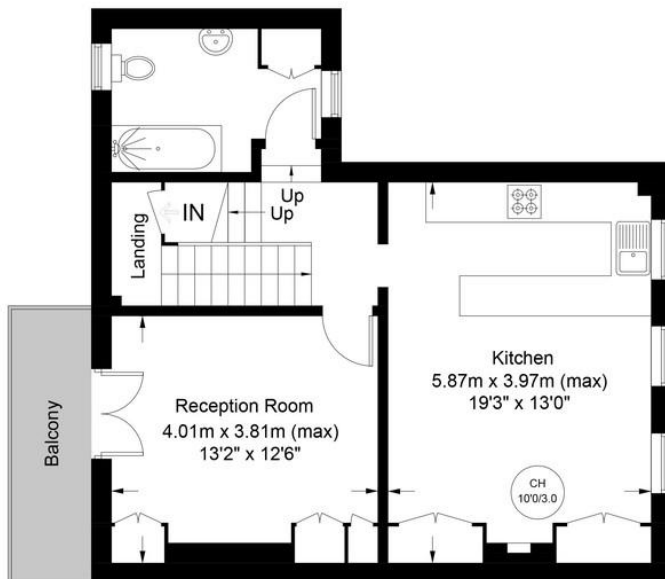


## Upper Tollington Park, N4

Approximate Gross Internal Area = 1092 sq ft / 101.5 sq m



**Second Floor**



**First Floor**

# DAVID ANDREW

your  
most  
valuable  
asset

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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. (ID886553)

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