



Tollington Park, N4 3RB

Guide Price £950,000
Leasehold



Tollington Park N4

Rare to the market and lovingly cared for and improved by the owner for over 30 years, a substantial four-bedroom flat arranged across three floors and boasting an impressive 1766 SQ FT/ 164 SQ M of living space.

Entering through a leafy front garden, hidden away from the street by beautifully landscaped hedges, you are greeted by one of the grandest merchant homes in the area. An imposing entry door leads into a large communal hallway with newly decorated and restored coving shared between just two flats.

Up a large barrel staircase, the entire first floor opens up into the impressively large semi-open plan, dual reception room and kitchen. Dual aspect, fantastic natural light floods the rooms through huge sash windows. Original features such as marble fireplace and coving give an even more opulent feel. A galley-style kitchen (featured in a magazine), with custom shaker style wall and base units, custom soap-stone sink and surfaces provide plenty of space for essential appliances and gas range cooker, tumbled marble floor complete this beautiful space. The living-area is further enhanced by stepping onto a generously sized, south-east facing patio balcony, where you enjoy a sun-drenched space most of the day for entertaining and dining or the perfect spot for sunbathing.

Stairs lead up to the second floor, past a wonderful wooden-framed sash window creating a bright and airy feel, offering larger-than-average double bedrooms to front and rear with original wooden flooring, cast-iron fireplaces, and coving/picture rails. A bright, spacious family bathroom benefits from limestone floor, shower/bath combination and large vanity unit.

On the top floor, you find a further two larger-than-average double bedrooms and stunning views right across the entire London skyline, over leafy gardens, to The Shard in the south, with original wooden flooring, (and the fifth of five working fireplaces). A second bathroom is reached through a sweet walk-in closet/dressing room with plenty of storage.

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 & Thameslink Services), 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 nature reserve Parkland Walk, and Wray Crescent are also close by.

Internal viewings are simply a must to fully appreciate the generous space, light, views, and fantastic atmosphere of this grand home!

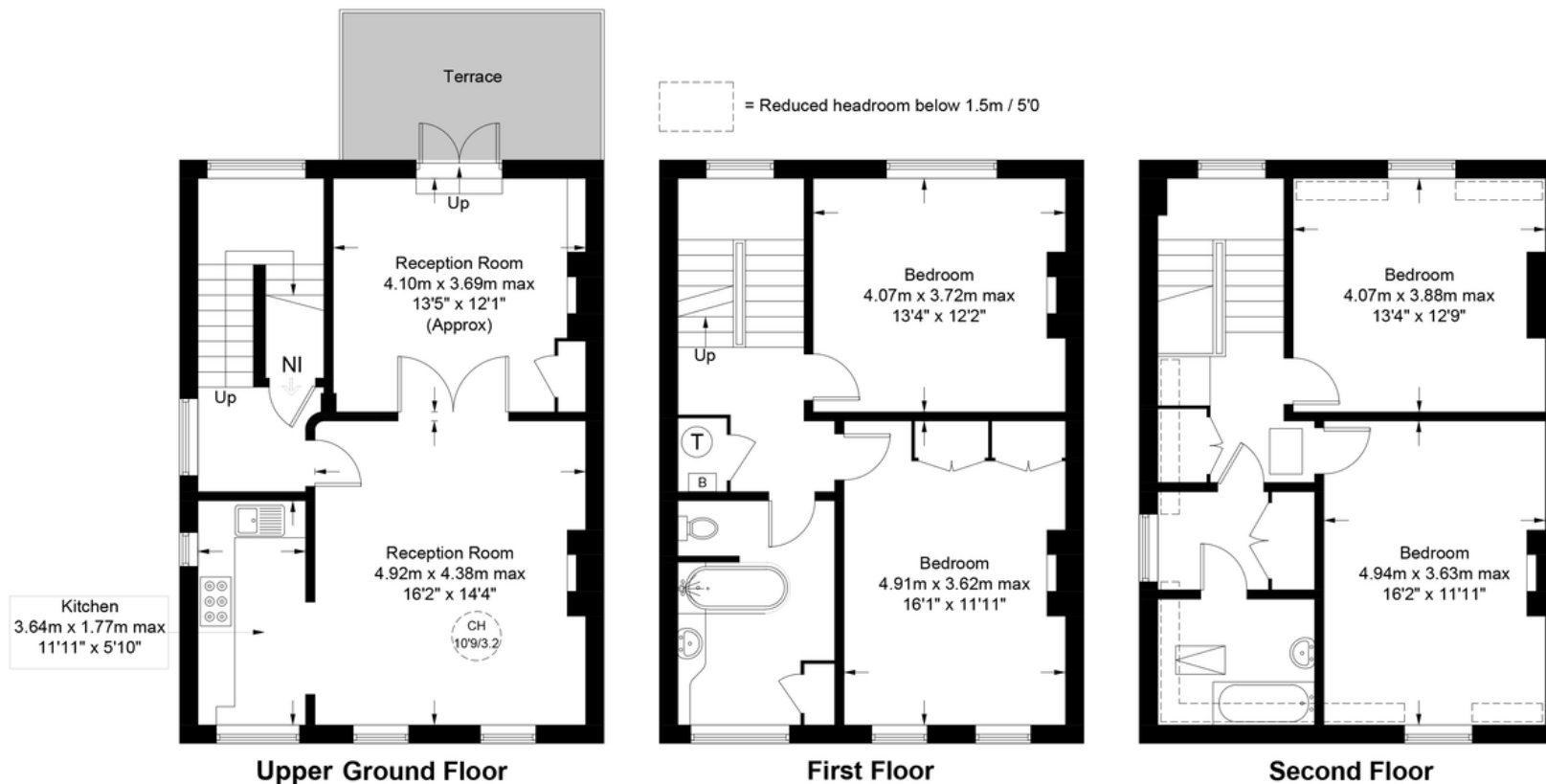






DAVID ANDREW

your
most
valuable
asset



**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. (ID914304)

DAVID ANDREW | your most valuable asset

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



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.

