



Tollington Park, N4 3PW

Guide Price £425,000
Leasehold



Tollington Park N4

Gated, light, airy and spacious; a beautifully presented one bedroom apartment arranged over the second floor of this well-maintained gated development in Stroud Green N4. This lovely apartment boasts over 581 SQ FT / 54 SQ M of well-proportioned internal living space, features include a vast reception room with attractive bay window providing a great outlook, a perfect space for a dining table. There's a really useful large walk-in cupboard ideal for extra storage space. Right next door adding practicality, a modern fitted kitchen, fully equipped including dishwasher. At the centre of the apartment a large contemporary shower room with inset WC, hand basin and lots of useful vanity storage. At the rear, a nice comfortable double bedroom with more fitted storage. This attractive apartment also comes with the added benefit of one allocated off-street parking space and useful secure bicycle parking.

Tollington Park is well placed to allow convenient access to Wray Crescent Open Space at the end of the road, you're also perfectly positioned to enjoy the wealth of amenities waiting for you in Stroud Green & Hornsey Road & Crouch End. Finsbury Park Station is 0.5 miles away and provides convenient access to the Victoria/Piccadilly lines, National Rail and Thameslink services. The Parkland Walk nature reserve and Finsbury Park are all close by. Don't forget to check out the new City North development with M&S Foodhall, Theatre and Picturehouse cinema.

Gated development | Arranged over second floor | One double bedroom | Fully fitted kitchen | Stylish shower room | Crisp clean modern décor | Vast reception space | Comfortable double bedroom | Large double-glazed windows throughout | Walk in storage cupboard | Wonderful natural light | Beautifully maintained | Allocated off street parking space | Secure bicycle parking | Very close to transport and local amenities |





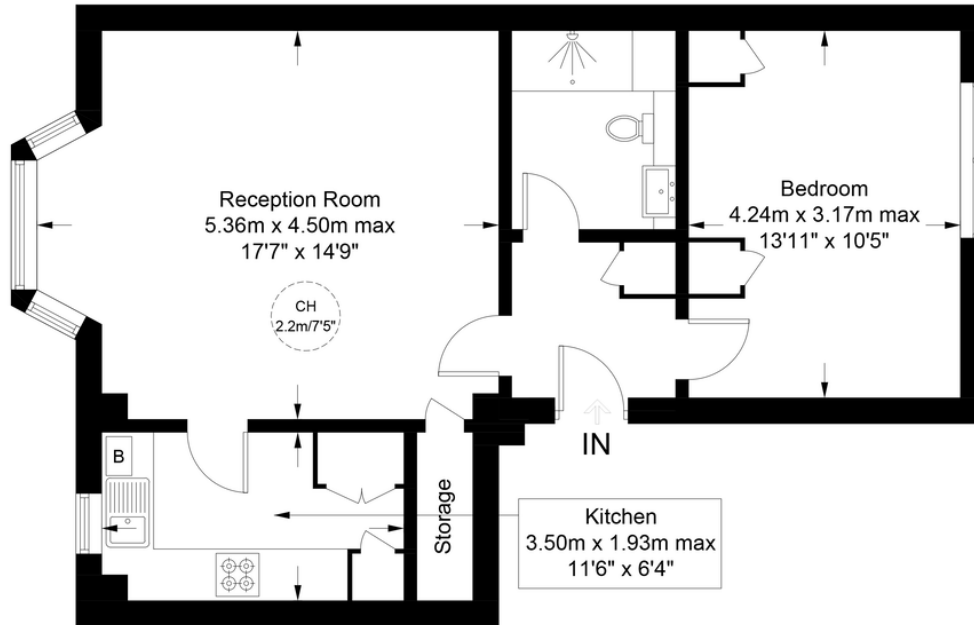


Nightingale Court, N4

Approximate Gross Internal Area = 581 sq ft / 54.0 sq m

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Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	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.



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. (ID950805)

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