



Tollington Park, N4 3QP

Guide Price £775,000
Share of Freehold



Tollington Park N4 3QP

We are delighted to present this exquisite two-bedroom garden flat arranged over the top two floors offering a generous 942 sq ft / 87.5 sq m of internal living space.

Welcome to Tollington Park! This stunning property is a perfect blend of modern elegance and cozy comfort. Situated in a vibrant neighbourhood, it offers a fantastic living experience for those seeking a stylish urban retreat.

Upon entering, this attractive period building you'll be greeted by a well-maintained communal hall, the period detailing of the tessellated tiled and arched front door, really set the scene continued throughout this beautiful home.

Internally a large split-level hallway enhances the feeling of space and allows direct access to the garden adding a touch of practicality.

The kitchen is a chef's dream, featuring ample countertop space for preparing delicious meals and plumbing in situ for every modern convenience. A large lattice window perfectly frames the lush greenery outside.

Next door, a large reception space adorned with large windows that flood the space with natural light and glimpses of the wonderful local architecture. The contemporary design creates a warm, inviting atmosphere, perfect for both relaxing and entertaining guests.

Moving to the upper level, the property boasts two generously sized bedrooms, both offering a peaceful sanctuary to unwind after a long day. With plenty of storage space on the landing, you can keep your belongings organized and clutter-free. A smart three-piece bathroom with clever skylight creates a natural division between the bedrooms.

One of the highlights of this home is a private outdoor garden, where you can bask in the dappled sunlight, enjoy a morning coffee, or host intimate gatherings. It's a tranquil oasis amidst the bustling city. The seating area is cleverly positioned to enjoy the full afternoon sunshine.

Transportation options are abundant, offering convenient connectivity to various destinations. For those who prefer public transportation, there are multiple bus stops just a short walk away from the property. These bus routes provide access to different parts of the city, allowing you to explore and commute effortlessly. If you prefer to travel by tube, access to both Finsbury Park & Archway is within walking distance. You can easily access the London Underground network, opening up a world of possibilities for your daily commute or weekend adventures.

Additionally, the green and open spaces of Wray Crescent, Finsbury Park itself and The Parkland Walk are all close by. If you prefer cycling, there are bike lanes and paths in the area, providing a greener and healthier way to get around. You can enjoy the freedom of pedalling through the city streets and exploring the surrounding neighbourhoods.





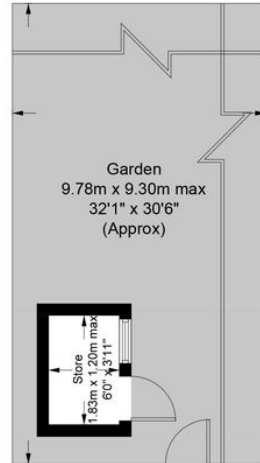


Tollington Park, N4

Approximate Gross Internal Area = 918 sq ft / 85.3 sq m

Store = 24 sq ft / 2.2 sq m

Total = 942 sq ft / 87.5 sq m



(Not Shown In Actual Location / Orientation)



Raised Ground Floor First Floor

Second Floor



**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. (ID992220)

DAVID
ANDREW | your
most
valuable
asset

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

