



Upper Tollington Park, N4 4DD

Guide Price £500,000  
Long Leasehold





# Upper Tollington Park N4

David Andrew are delighted to present a charming split level two-bedroom period flat, arranged over the first floor, offering a comfortable 54.4 sqm / 585.56 sqft, of stylish internal living space.

Located in desirable Stroud Green, this property is only a short ten-minute walk to transport links taking you to Kings Cross / Central London.

Welcoming you inside the garden gate is a well-maintained front garden with manicured hedges and entry door into the tidy communal hall. Access is up one flight of stairs where the flat door invites you into the first level of this quaint property in which the second bedroom is positioned. The second bedroom is a true double with plenty of natural light from the double-glazed window and will be suitable for the astute professional or couple to use as their guest room or study.

The upper floor incorporates first, the tiled three-piece bathroom suite on the left and the spacious main bedroom on the right. The large bedroom welcomes you with a pop of colour, creating a vibrant and characterful space; complimented by a feature wall that edges in and provides space for large wardrobes either side as well as a large, double-glazed window which allows an abundance of natural light.

Next to the main bedroom is the expansive reception room, benefitting from natural light and creating possibility to decorate and style into a unique space of your own; whether you paint a feature wall, hang your art, or line the walls with an array of plants, this truly is a space to stamp your personality. Next to this space is a separated kitchen with a door leading you onto the tiled floors, white benchtops, shelving, and ample storage space as well for your whitegoods.

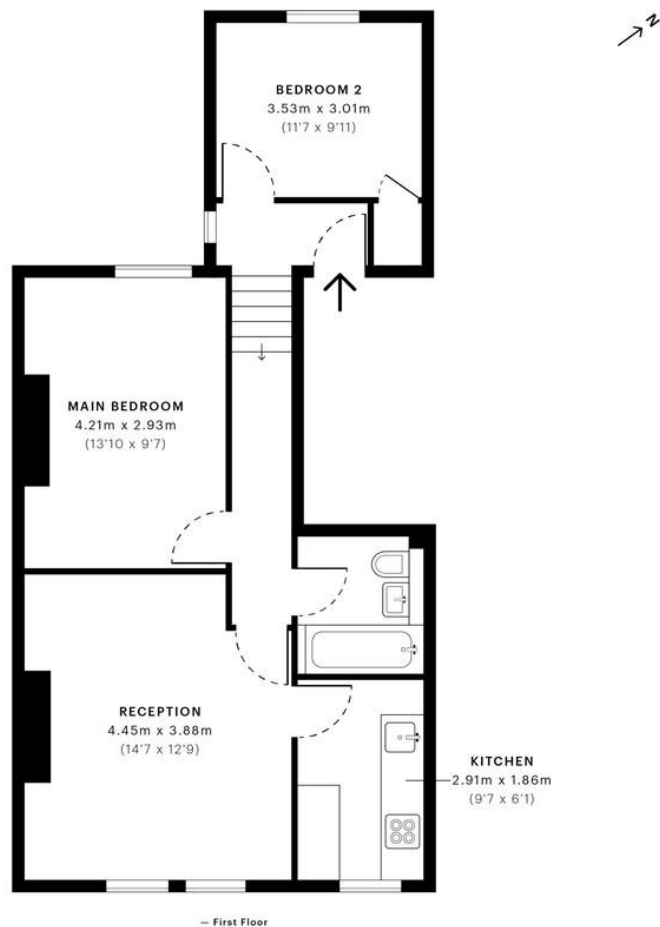
Transportation options are a great attraction to this flat, offering convenient connectivity to various destinations. For those who prefer public transportation, a short 10 minute walk (0.5mi), in either direction, takes you to the crouch hill overground or the Finsbury park station. The choice is yours, stop for a bite and coffee at a variety of cafes, head to the cinema on a rainy day or take advantage of a wide selection of grocers (including organic) nearby for you to do the weekly groceries when convenient. Bus links provide access to different parts of the area, allowing you to explore and commute effortlessly or additionally, get back into nature with the popular Parkland Walk and Finsbury Park on your doorstep.

Chain Free Sale | Two Double Bedrooms | Leasehold (Approx 150 years remaining) | Desirable Location | Attractive Period Property | Split Level | Spacious Reception Room | Double Glazed Windows | Separate Kitchen | Three-piece Bathroom Suite | Great natural Light | 0.5mi to Finsbury Park Station (Victoria & Piccadilly Lines / National Rail) | 0.5mi to Crouch Hill Overground | Gross Internal : 54.4 sq m / 585.56 sq ft









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
54.40 sqm / 585.56 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
51.30 sqm / 552.19 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.9 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 53.55 sqm / 576.41 sqft  
IPMS 3C RESIDENTIAL 51.66 sqm / 556.06 sqft

spec id: 60feedae2a0ef0e52418dbf

#### 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.

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