



Tollington Park, N4 3QX

Guide Price £575,000
Long Leasehold



Tollington Park N4

Arranged over the first floor of an attractive Victorian conversion, a well-proportioned two-bedroom flat with south-east facing roof terrace in Stroud Green N4.

Comprising 567 SQ FT/ 52.7 SQ M of internal living space, retaining an abundance of period features and recently double glazed throughout, this charming flat offers a spacious reception room with large bay window allowing for beautiful natural light, ornate cornices to the high ceilings and cast-iron fireplace with marble mantelpiece and working gas fire. Off the reception room, a practical galley kitchen with a range of shaker-style wall and base units, wooden work surfaces and space for all essential appliances, as well as a lovely sash window providing a pretty view of the neighbourhood. To the rear of the property, two well-proportioned double bedrooms enjoying plenty of natural light, coving to the ceiling and one benefitting from patio doors leading out to a wonderful and secluded, south-east facing roof terrace. There's also a modern three-piece bathroom suite with shower bath, low level WC, hand wash basin with vanity unit and large heated towel rail.

Tollington Park is well placed to enjoy the wealth of amenities waiting for you in Stroud Green, Hornsey Road & Crouch End and perfectly positioned for access to Wray Crescent Open Space down the road. Finsbury Park Station is approx. 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 also close by. Don't forget to check out the new City North development with M&S Foodhall, Theatre and Picturehouse cinema.

Long Leasehold 900+ years | Two double bedrooms | South-east facing roof terrace | Spacious reception room | Galley-style kitchen | Three-piece bathroom suite | Abundance of period features | Fully double glazed | Convenient location to local transport and amenities | Close to green spaces | 567 SQ FT/ 52.7 SQ M

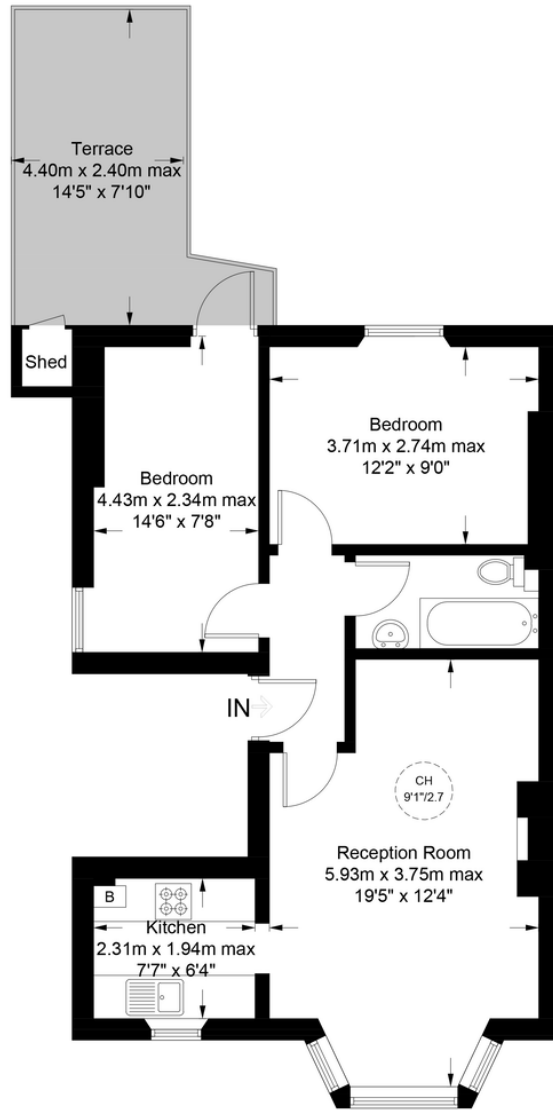






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Approximate Gross Internal Area = 567 sq ft / 52.7 sq m



First 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. (ID955519)



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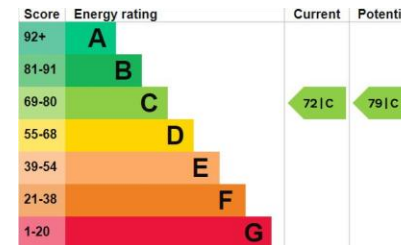
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