



Upper Tollington Park, N4 4BX

Guide Price £775,000 - £800,000
Share of Freehold



Upper Tollington Park

Situated in the vibrant heart of Stroud Green/Finsbury Park, we're delighted to present this beautiful three-bedroom, two-bathroom ground-floor flat, complete with a private south-facing garden in immaculate condition.

As you step inside, you're welcomed by a central hallway immediately setting the tone for this charming home. To the front, the spacious main bedroom is bathed in natural light from a large bay window, with high ceilings enhancing its airy and inviting feel, while a beautifully appointed en-suite shower room adds a touch of practicality. Next door, the second bedroom offers generous proportions and direct access to a small private patio, an ideal spot for a morning coffee or a breath of fresh air. Further along the hall, the versatile third bedroom adapts effortlessly to your needs, whether as a guest room, nursery, or home office. At the rear of the property, the heart of the home awaits; a stunning open-plan kitchen and reception room. This bright and sociable space is perfect for both relaxing and entertaining, with modern fitted kitchen wall and base units offering plenty of room for appliances and storage. Natural light streams through two windows, while a patio door opens out onto the large south-east-facing garden. Offering a balanced combination of patio and raised lawn areas with well-maintained flowerbeds, creating an idyllic setting for summer barbecues, gardening, or simply unwinding in the sun.

The lower ground floor offers a well-designed utility space that provides ample storage and laundry facilities. Adjacent, the family bathroom impresses with a luxurious freestanding tub and additional shower, as well as clever storage solutions.

Adding further appeal, the property benefits from the exclusive use of a private driveway, providing off-street parking - a rare find in the area!

Upper Tollington Park is ideally positioned for both transport links and local amenities. A short walk away from Finsbury Park station (Victoria & Piccadilly lines, National Rail) and Crouch Hill Overground, commuting across London is effortless. For those who enjoy green spaces, Finsbury Park and the scenic nature reserve Parkland Walk are also just a short stroll away, providing the perfect escape into nature. Meanwhile, Stroud Green High Street is on your doorstep, bursting with independent cafés, restaurants, pubs, and boutique shops.

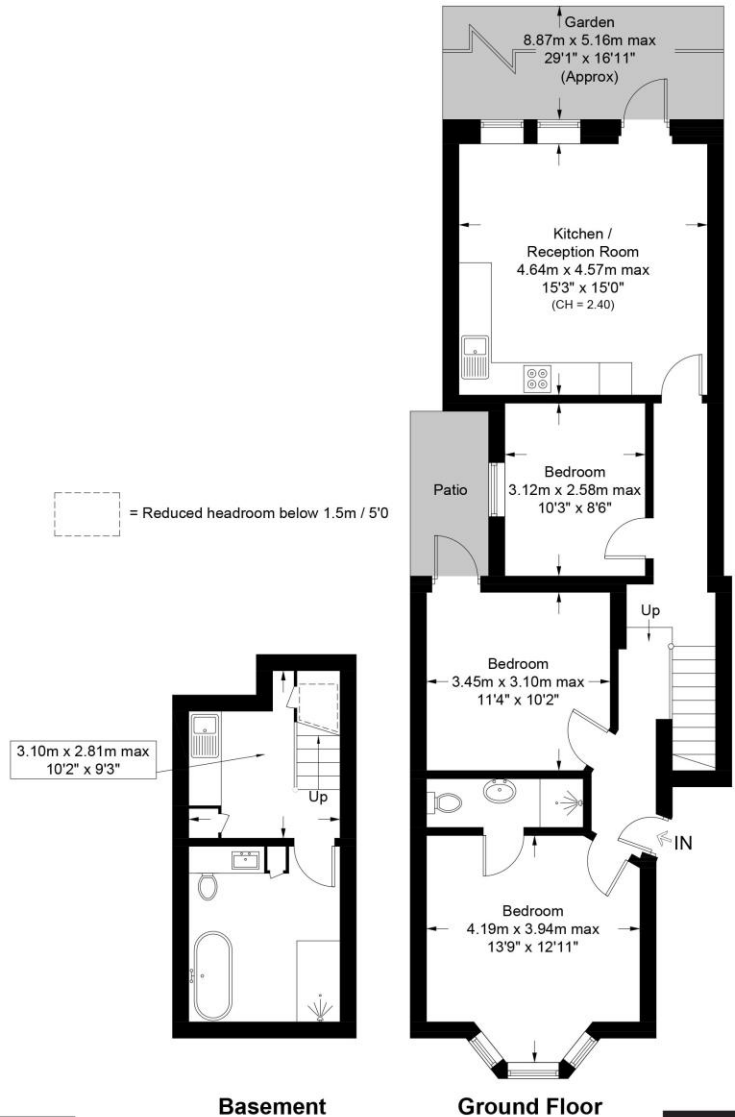






Upper Tollington Park, N4

Approximate Gross Internal Area = 788 sq ft / 73.2 sq m
 Basement = 176 sq ft / 16.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 6 sq ft / 0.6 sq m
 Total = 970 sq ft / 90.2 sq m



= Reduced headroom below 1.5m / 5'0

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your most valuable asset

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	76	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. (ID1179311)

