



Tollington Park, N4 3QW

Guide Price £450,000
Leasehold



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Offered chain-free, this charming first-floor Victorian conversion boasts high ceilings and 521 sq. ft. (48.4 m²) of well-proportioned living space, blending period elegance with modern upgrades.

The spacious reception room is flooded with natural light from two large sash windows, offering treetop views. Period details include coving, a picture rail, and an open fireplace, complemented by wooden flooring.

The sleek modern kitchen features integrated appliances, including a four-ring hob, oven/grill, washing machine, fridge freezer and dishwasher. The contemporary bathroom includes a shower bath, floating washbasin, inset WC, and heated towel rail.

At the rear, the generous double bedroom enjoys a peaceful leafy outlook, with built-in storage, coving, and a large picture window.

With an EPC rating of C, this stylish home is both energy-efficient and inviting.

Prime Location & Excellent Amenities

Located in Stroud Green, N4, this sought-after area offers:

Excellent Transport: A short walk to Finsbury Park Station (Victoria, Piccadilly & National Rail) and multiple bus routes.

Vibrant Local Scene: Stroud Green Road's cafés, bars, and restaurants.

Green Spaces: Minutes from Finsbury Park and the Parkland Walk to Highgate Woods.

Lively Atmosphere: Artisan bakeries, pubs, and live music venues.

A stylish, characterful home in a prime North London location—early viewing is highly recommended!

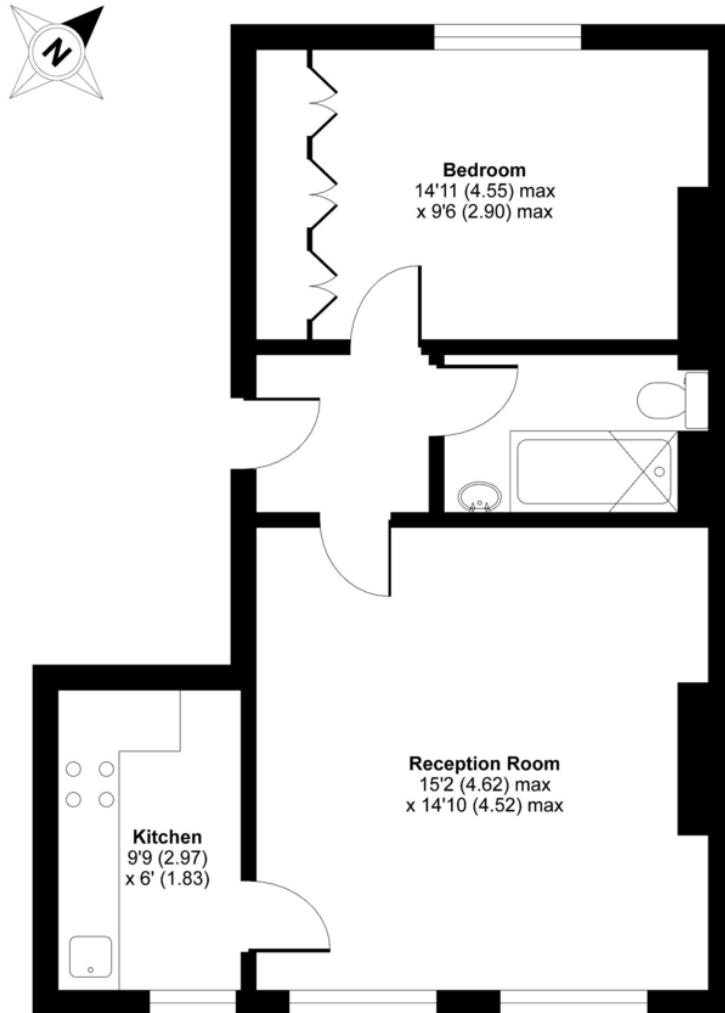




Tollington Park, London, N4
 APPROX. GROSS INTERNAL FLOOR AREA 521 SQ FT 48.4 SQ METRES

**DAVID
 ANDREW**

your
 most
 valuable
 asset



FIRST FLOOR

- Light, airy and spacious
- Presented in excellent condition
- Reception with large sash windows
- 0.4 miles from Finsbury Park station
- Double-glazed sash windows
- Lots of useful storage space
- EPC C Rating
- 521 SQ FT 48.4 SQM

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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