



## 1 bed flat to buy in N4

29 Tollington Park, Finsbury Park, London,  
N4 3RE

**£275,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Ground floor one-bedroom flat on Tollington Park
- ✓ Well-sized double bedroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A pleasant ground floor one-bedroom flat ideally positioned on Tollington Park, just moments from the vibrant amenities of Stroud Green Road and within easy reach of the open green spaces and excellent transport links of Finsbury Park.

The property offers a well-sized double bedroom, a spacious and bright reception room, a separate fitted kitchen, and a three-piece bathroom suite.

Large windows throughout allow for plenty of natural light, enhancing the overall sense of space and comfort.

Further benefits include a newly extended lease with 125 years remaining, gas central heating, double-glazed windows throughout.

The property is offered with vacant possession and is chain free, making it an ideal purchase for both first-time buyers and investors alike.

Conveniently located for access to Finsbury Park station, providing excellent connections via the Victoria and Piccadilly lines as well as National Rail services, the property is also surrounded by a wide array of local cafés, restaurants, and shops along Stroud Green Road.

Service Charge: £1,000 per annum  
Ground Rent: £25 per annum  
Council Tax Band C (Islington)  
EPC Rating: C

Please contact Ariston Property to

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Council Tax Band: C

Tenure: Leasehold

Annual Ground Rent Amount: £22.00

Annual Service Charge Amount: £700.00

Price: Starting Bid £275,000

Property Type: Flat

Parking: On Street

Year built: 1960

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

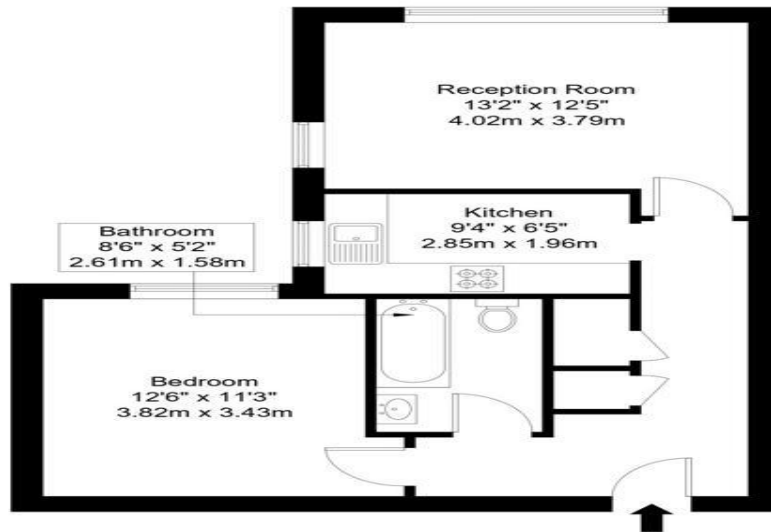
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

# Tollington Park, N4 3RE

Approx Gross Internal Area = 47.7 sq m / 513 sq ft



Ground Floor

Ref : \_\_\_\_\_

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

29 Tollington Park, Finsbury Park, London, N4 3RE

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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