



Tollington Road, Islington, London, N7 6PD

Offers in excess of: £375,000 Leasehold

1 Total Bedroom | 1 Reception Room | 1 Bathroom

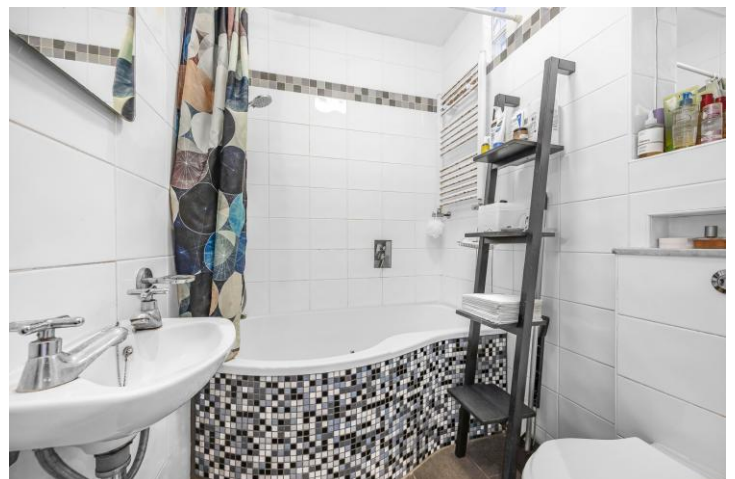
A smart and naturally bright one-bedroom flat situated on the first floor of a well-maintained Victorian conversion, quietly tucked away yet just moments from the amenities and transport links of Holloway Road and Drayton Park.

- Leasehold 147 years 10 months
- Chain Free
- 1 Bright and airy first floor period conversion
- Quietly tucked away yet just moments from the amenities and transport links of Holloway Road and Drayton Park.



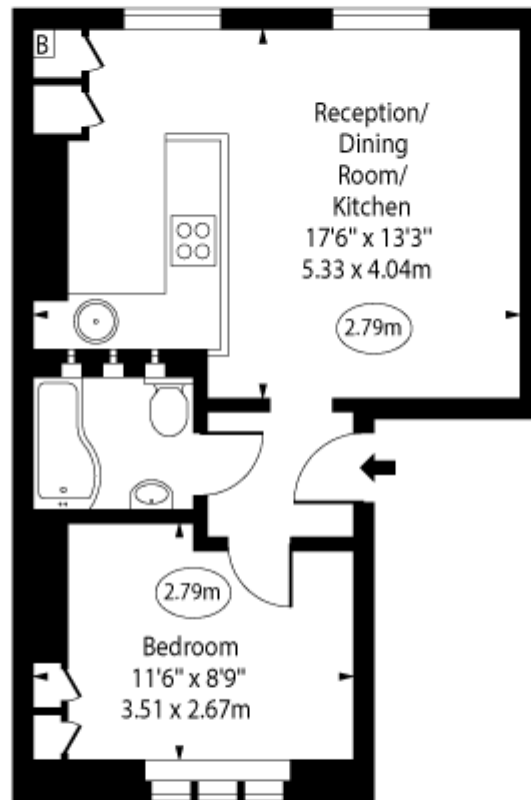
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This charming first-floor Victorian period conversion beautifully combines character with modern living. The flat is bright and airy throughout, featuring a spacious open-plan kitchen and reception area, perfect for relaxing or entertaining. The peaceful rear-facing bedroom offers a quiet retreat, complemented by a sleek, contemporary bathroom. Original period features blend seamlessly with modern finishes, creating a warm and inviting home.



Tollington Road,
Islington, N7

○ - Ceiling Height



First Floor

Approx Gross Internal Area 381 Sq Ft - 35.40 Sq M

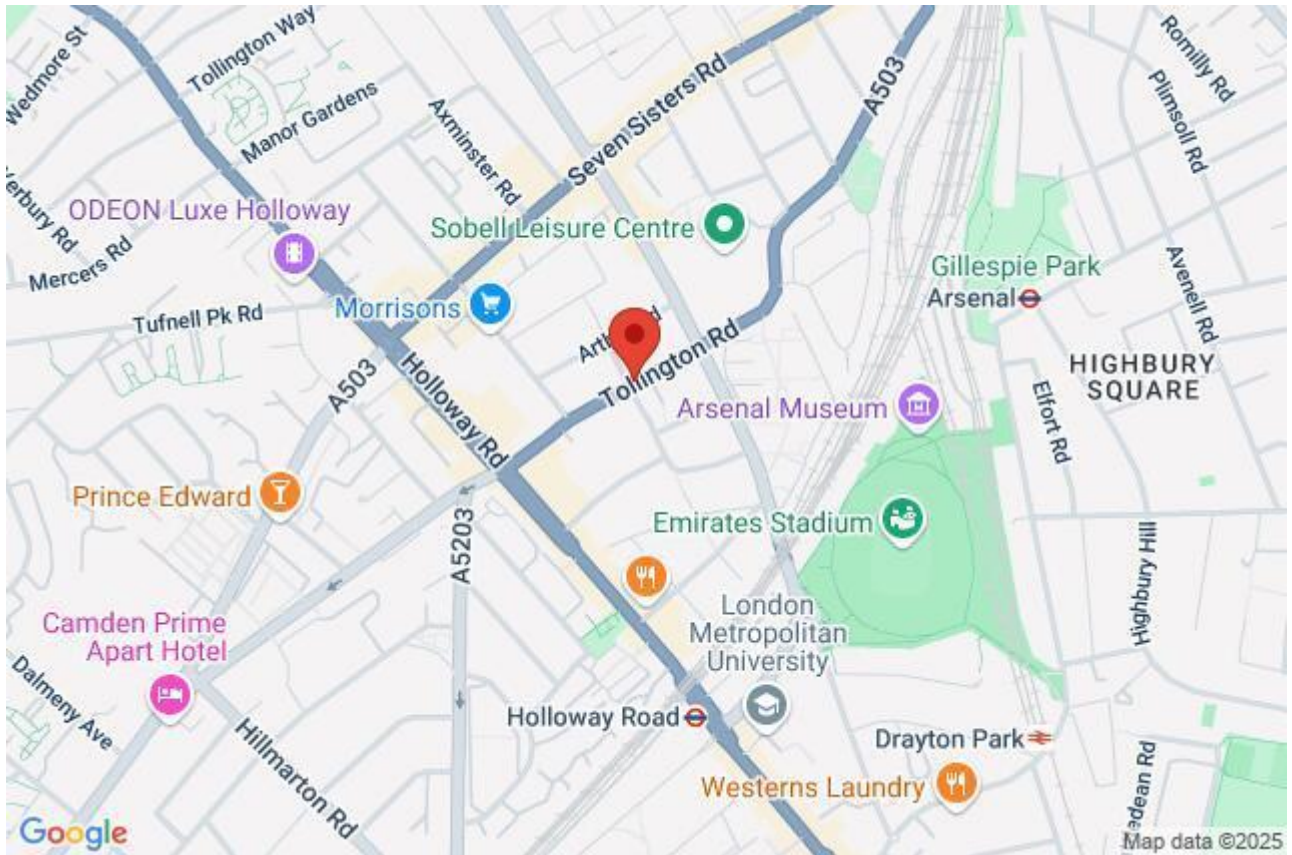
Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. 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. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 