



## Upper Tollington Park, London, N4 4BX

Asking Price: £450,000 Leasehold

**1 Bedroom | 1 Reception Room | 1 Bathroom**

A truly stunning, split level one bedroom apartment with eat-in kitchen, front to back aspect and convenient location.

- Leasehold 93 years
- Service charges: £1735pa
- Ground rent: £10pa
- No onward chain

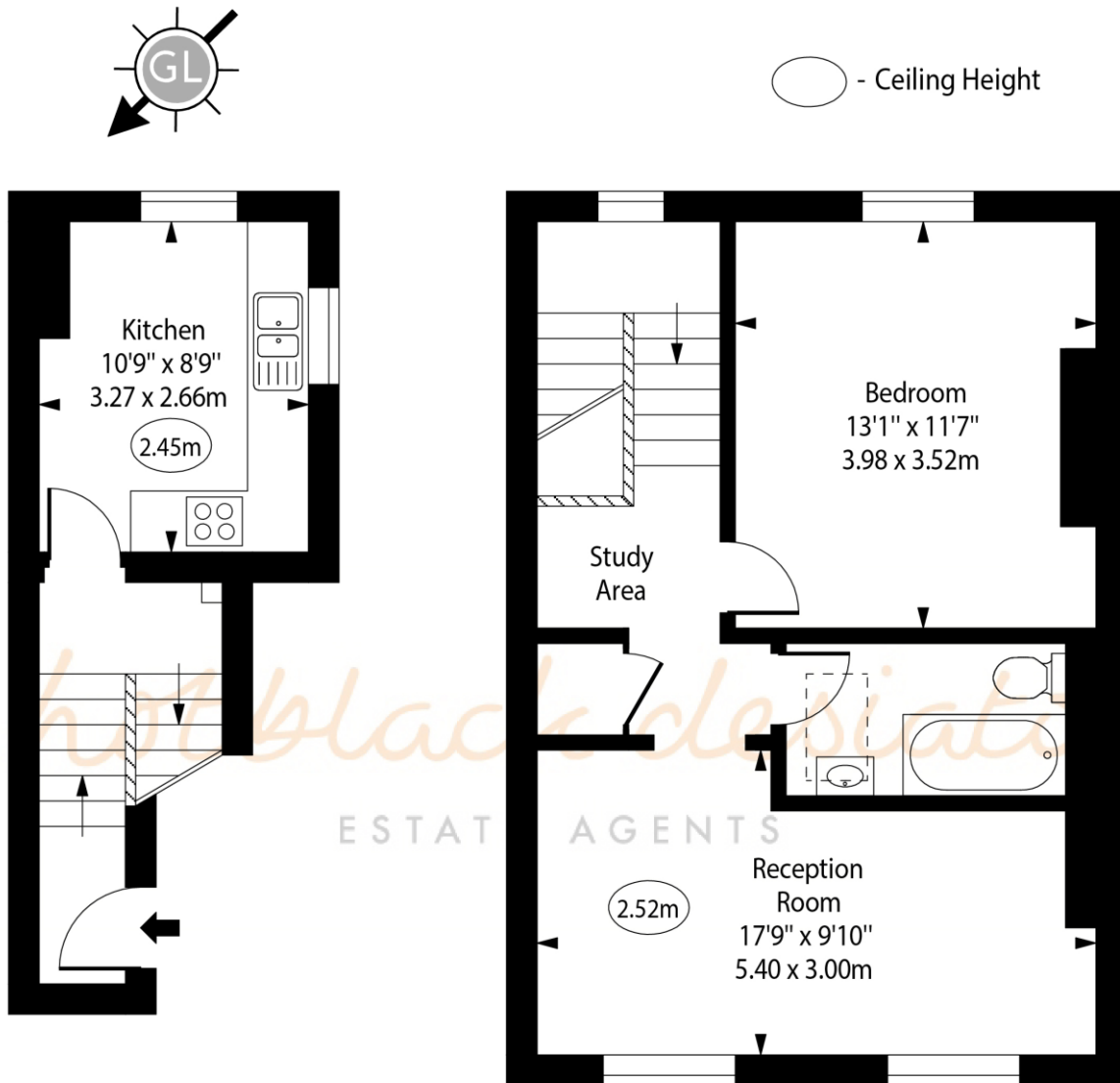


## 50b Upper Tollington Park, London, N4 4BX

A truly exceptional, beautifully presented one bedroom, first floor apartment in a pretty period conversion.



## Upper Tollington Park, N4



First Floor

Second Floor

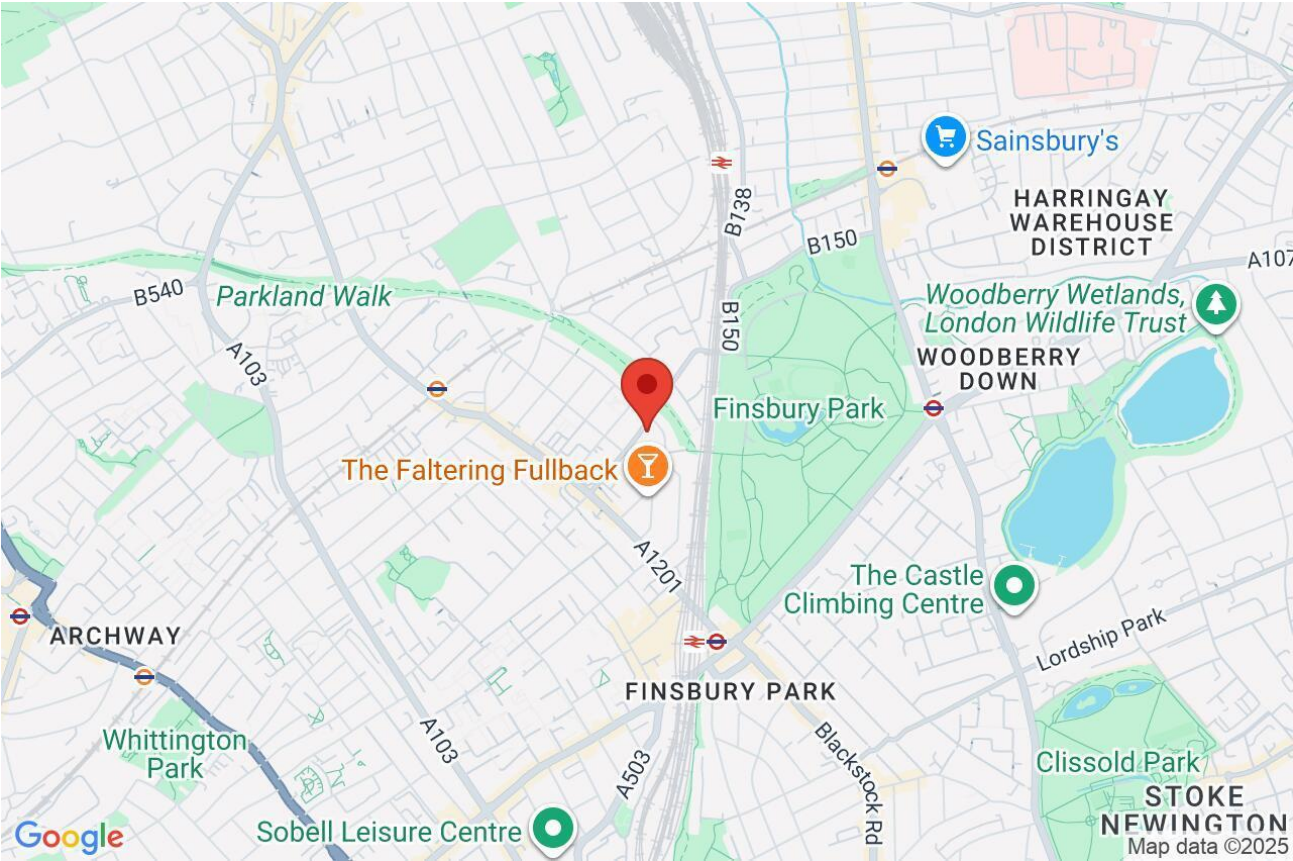
Approx Gross Internal Area      635 Sq Ft - 58.99 Sq M

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. Not To Scale.

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Ref. No. 029250D

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		