



Tollington Way, N7 6RY
£1,750 pcm

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A well-presented one-bedroom period conversion ideally located within easy reach of both Holloway Road and Finsbury Park Underground Stations. The current tenants will be vacating shortly. The landlords plan to redecorate the property and address any maintenance issues, ensuring it will be presented in immaculate condition prior to the start of the new tenancy. Please note that the current photographs do not accurately reflect the property's upcoming condition.

This charming property comprises a spacious open-plan kitchen and reception room, enhanced by large windows that flood the space with natural light. Further features include wood flooring, carpets in the bedroom, a modern bathroom, a modern kitchen, gas central heating, ample storage space creating a homely and welcoming feel.

Tollington Way is conveniently positioned close to a wide selection of popular shops, cafés, and restaurants, with excellent transport connections into Central London via nearby bus routes and Underground stations. Offered Furnished, Available end of October.

Council Tax band: C / EPC Energy Efficiency Rating: D

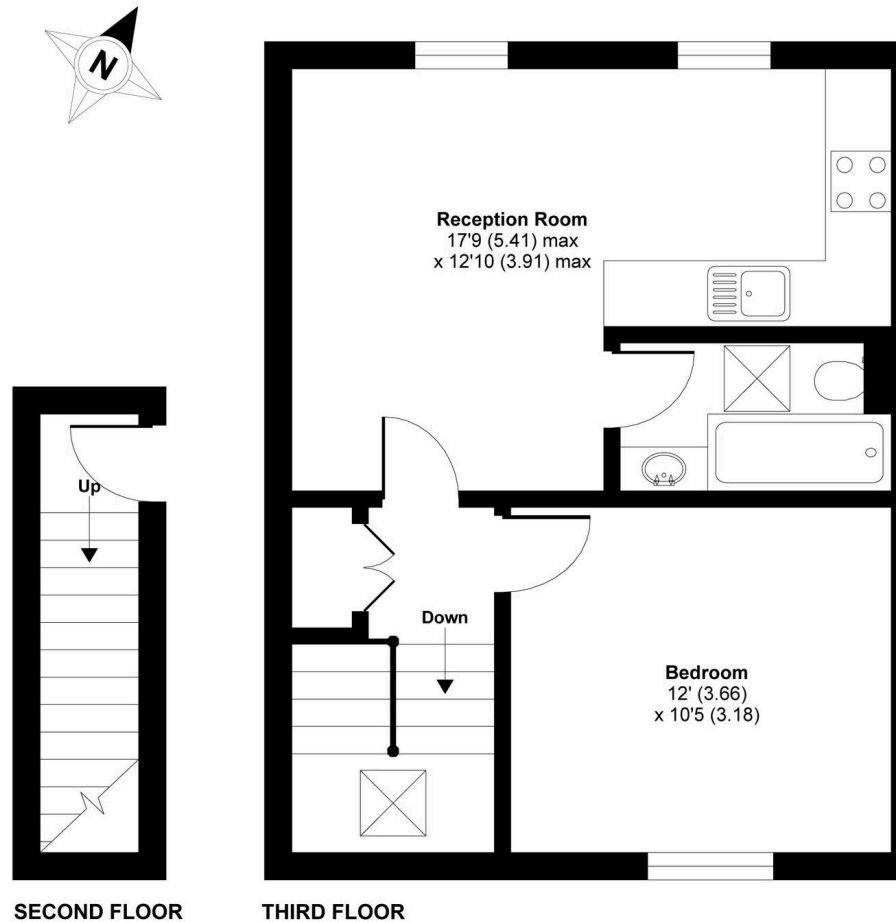
- One Bedroom
- Open Plan Kitchen
- Spacious & Bright Interior
- Wooden Flooring & Carpets in the bedroom
- Comprising 44 sqm/ 474 sqft
- Ample Storage
- Walking Distance to Amenities
- Walking Distance to Finsbury Park & Holloway Road Stations
- Offered Furnished
- Available end of October





Tollington Way, London, N7
APPROX. GROSS INTERNAL FLOOR AREA 474 SQ FT 44 SQ METRES

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Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

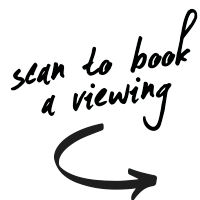
167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



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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