



Upper Tollington Park | London | N4

Asking price £825,000 | Share of Freehold

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ADN
RESIDENTIAL

A bright and well-proportioned upper maisonette set across the first and second floors of a handsome Victorian terrace property located on Upper Tollington Park, offering generous lateral living, 2.5/3 bedrooms and a calm, neutral decor making it the perfect blank canvas to create a wonderful home.

Accessed via the ground floor, the maisonette unfolds across two thoughtfully arranged upper floors, extending to approximately 1,161 sq ft in total.

The first floor is anchored by an impressive open-plan reception room and kitchen, stretching over 28 feet in width and bathed in natural light from a broad run of sash windows to the front. The living space easily accommodates distinct seating and dining zones, while the kitchen is neatly set to one side with contemporary cabinetry, integrated appliances and a generous breakfast bar-ideal for everyday living and entertaining alike. A discreet guest WC completes this level.

Upstairs, the principal bedroom sits to the rear with fitted storage tucked neatly into the eaves, while a second generous double bedroom occupies the front of the house. A third bedroom, ideal as a nursery, guest room or home office, sits adjacent to the stairwell. The family bathroom is smartly finished with modern tiling and a full-size bath and a skylight that draws daylight deep into the space.

Throughout, the home is presented in a calm, neutral palette with engineered wood flooring, recessed lighting and well-considered storage, creating a move-in-ready interior that still offers scope to personalise.

Upper Tollington Park sits in one of North London's most vibrant residential corners, with trend-setting restaurants, cafés and pubs just moments away. The high street is within 200 yards and the park itself includes tennis courts, a running track, playgrounds and a cafe, all within 0.2 miles. Finsbury Park station is 0.2 miles away and provides fast access into central London via the Victoria and Piccadilly lines, plus National Rail services.

- 2.5/3 Bedrooms
- Fully Fitted Kitchen
- Guest W/C
- Perfectly Located
- Spacious Reception Room
- Family Bathroom
- Permit Parking
- Neutral Decor

Council Tax Band: D

EPC: C







UPPER TOLLINGTON PARK, N4

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IN = Ceiling Height
= Reduced headroom below 1.5m / 5'0"



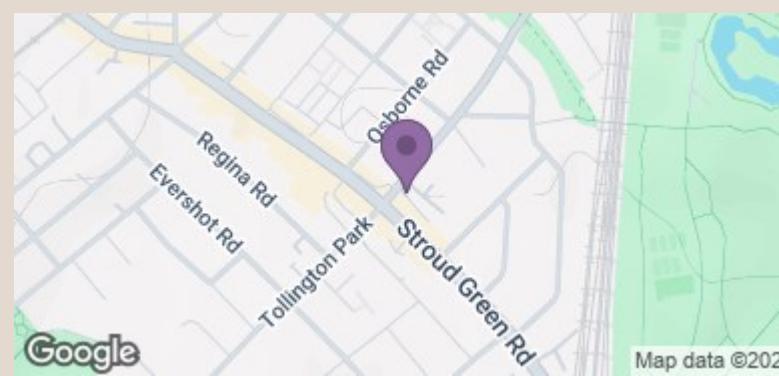
SECOND FLOOR



GROUND FLOOR FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 31 SQ FT / 2.9 SQ M
FIRST FLOOR = 601 SQ FT / 55.8 SQ M
SECOND FLOOR (EXCLUDING REDUCED HEADROOM)
409 SQ FT / 38.0 SQ M
REDUCED HEADROOM = 120 SQ FT / 11.2 SQ M
TOTAL = 1161 SQ FT / 107.9 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY, NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID 1265205)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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