



Tollington Road, Holloway, N7

**Offers in excess of:
£400,000**

Tollington Road, Holloway, N7

A well-proportioned first-floor one-bedroom flat extending to approximately 495 sq ft (45.99 sq m), offering comfortable and practical accommodation throughout.

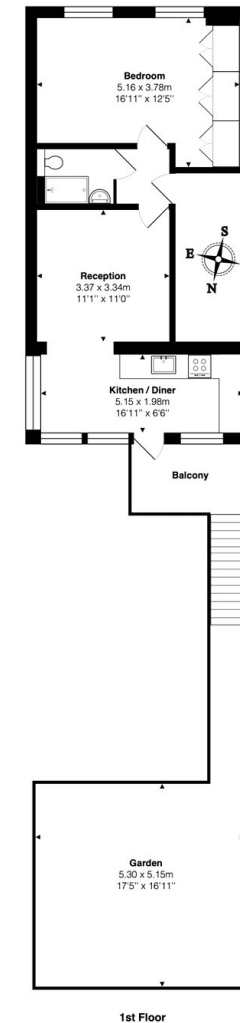
The property comprises a bright and welcoming reception room, a separate kitchen, a generous double bedroom, bathroom, and useful entrance and storage areas. The layout provides a good balance of living and bedroom space, making the property well suited to both first-time buyers and investors.

A particular feature is the private rear garden, measuring approximately 171 sq ft (15.9 sq m), providing a valuable outdoor space for relaxing, entertaining or enjoying some fresh air.

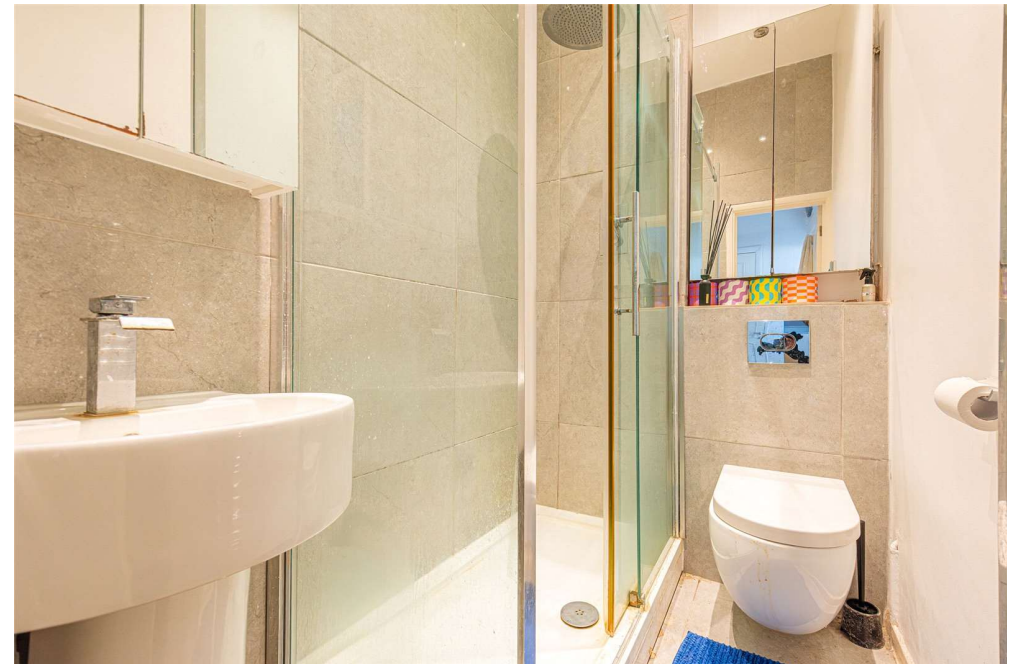
The property forms part of a small residential conversion and is conveniently located for the wide range of shops, restaurants and other amenities available in Holloway and the surrounding N7 area. There are also good transport links nearby, including Holloway Road & Finsbury Park Underground Station, providing access to the Piccadilly line.

Council Tax Band: C

- Share of Freehold
- Period Conversion
- One double bedroom
- Open plan reception
- Fitted kitchen
- Private rear garden
- First-floor accommodation
- Close to Tube Station



Total Area: 45.7 m² ... 492 ft² (excluding balcony, garden)
All measurements are approximate and for display purposes only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.