



**Tollington Park, N4**

**£1,900,000**

**Dexters**



## Tollington Park, N4

A substantial semi-detached, five bedroom Victorian home, set over three floors and measuring over 2,300 sq.ft. The house features high-ceilings, original cornicing, solid wood floors and period working fireplaces.

Upon entering the house via an original front door with a stained glass inset, you are met with a welcoming entrance hallway. On the ground floor is a spacious lounge and parlour room with a front aspect bay window and a cast-iron Victorian fireplace. The property has undergone extensive renovation work, including a modern, fully integrated kitchen, incorporating an induction hob with a built-in extractor fan, an inset sink unit and integrated appliances. Straight on from the kitchen, you have fully folding doors which open out onto a newly landscaped garden.

The first floor enjoys the principal bedroom, a double bedroom and a spacious family bathroom with contemporary fittings and wall-hung basins. The second floor has a further two double bedrooms and a modern shower room. On the third floor is a further bedroom with dual-aspect feature windows.

Tollington Park is perfectly positioned close to Finsbury Park station and the great selection of shops, bars, restaurants and cafés that the Finsbury Park and Stroud Green areas have to offer.

### Features

- Five Bedrooms
- Original Victorian Features
- Large Garden
- Off Street Parking
- Freehold
- Chain Free











# Tollington Park, London, N4



Total area (approx.): 222.1 sq. m (2,390.6 sq. ft)  
Terrace area (approx.): 16.0 sq. m (172.2 sq. ft)

## Dexters

Finsbury Park  
87 Stroud Green Road  
Finsbury Park  
London  
Sales  
020 7483 6360

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** Regulated  
Estate Agent  
and Letting Agent

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