1 bed flat to buy in N4

29 Tollington Park, Finsbury Park, London, N4 3RE

£275,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

On Street parking

Property features

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Ground floor one-bedroom flat on Tollington Park
- Well-sized double bedroom
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A pleasant ground floor one-bedroom flat ideally positioned on Tollington Park, just moments from the vibrant amenities of Stroud Green Road and within easy reach of the open green spaces and excellent transport links of Finsbury Park.

The property offers a well-sized double bedroom, a spacious and bright reception room, a separate fitted kitchen, and a three-piece bathroom suite.

Large windows throughout allow for plenty of natural light, enhancing the overall sense of space and comfort.

Further benefits include a newly extended lease with 125 years remaining, gas central heating, double-glazed windows throughout.

The property is offered with vacant possession and is chain free, making it an ideal purchase for both first-time buyers and investors alike.

Conveniently located for access to Finsbury Park station, providing excellent connections via the Victoria and Piccadilly lines as well as National Rail services, the property is also surrounded by a wide array of local cafés, restaurants, and shops along Stroud Green Road.

Service Charge: £1,000 per annum
Ground Rent: £25 per annum
Council Tax Band C (Islington)
EPC Rating: C

Please contact Ariston Property to

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Council Tax Band: C

Tenure: Leasehold

Annual Ground Rent Amount: £22.00

Annual Service Charge Amount: £700.00

Price: Starting Bid £275,000

Property Type: Flat

Parking: On Street

Year built: 1960

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

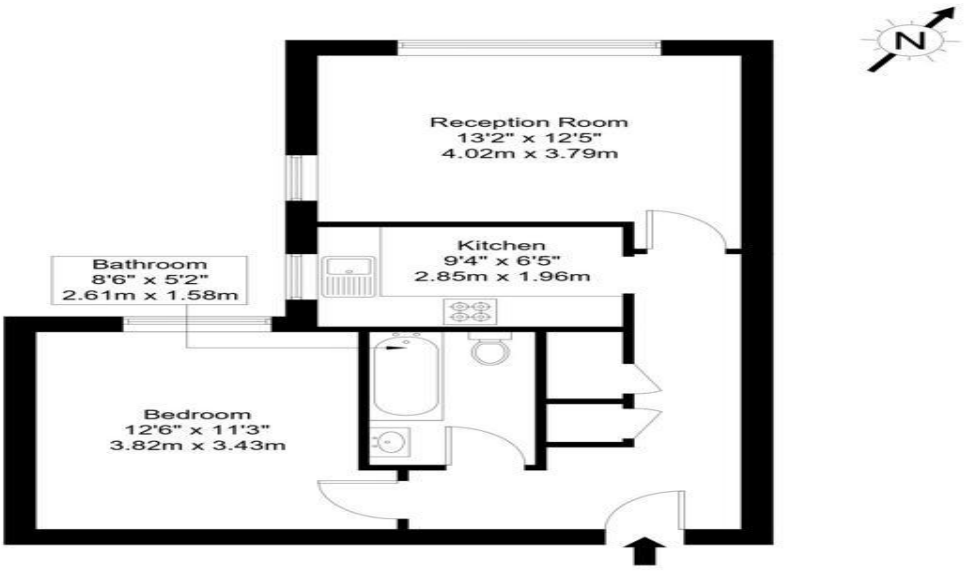
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Tollington Park, N4 3RE

Approx Gross Internal Area = 47.7 sq m / 513 sq ft



Ground Floor

Ref :

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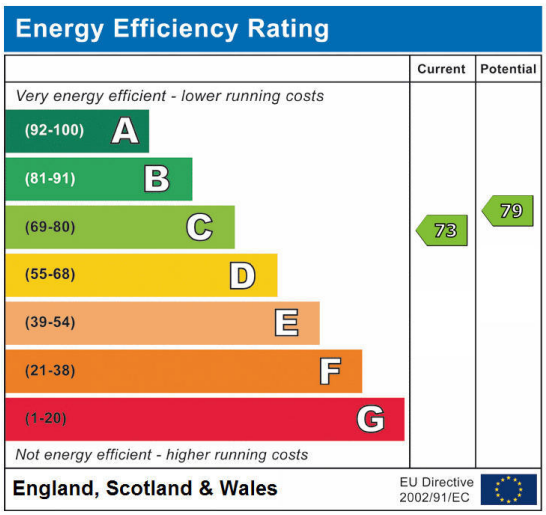

29 Tollington Park, Finsbury Park, London, N4 3RE

Contact your local branch today for more information on this property:

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