Upper Tollington Park | London | N4

Asking price £1,850,000 | Freehold

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ADN RESIDENTIAL

A handsome four double bedroom red-brick Victorian family house located on Upper Tollington Park, thoughtfully extended and richly detailed, blending period craftsmanship with a confident, design-led rear addition and a generous west-facing garden. Behind its elegant façade of soft black sash windows, this is a house that balances warmth, character and modern family living with ease. Stunning original features have been carefully retained including original floorboards, deep cornicing, ceiling roses and beautifully preserved fireplaces. Contemporary interventions feel calm, considered and practical. Glass-panelled, dark-painted timber doors divide the principal living spaces, allowing light to flow freely while maintaining a sense of structure and intimacy.

To the rear, the house opens into a striking kitchen and dining extension for everyday family life and entertaining alike. Large roof lights and full-width bi-folding doors flood the space with natural light and create a seamless connection to the garden beyond offering a paved patio immediately off the house, ideal for outdoor seating, and a further dining area towards the rear. A large summer house provides excellent storage and the potential for use as a garden studio, gym or workspace.

The upper floors host four generous double bedrooms and two beautiful family bathrooms, one with an oval bathtub and separate shower cubicle. The principal bedroom benefiting from a beautifully appointed en-suite shower room.

Upper Tollington Park sits in one of North London's most vibrant residential corners, with a fantastic selection of new and 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, basketball courts, playgrounds and a cafe, all within 0.2 miles. Finsbury Park station is 0.2 miles away and provides rapid access into central London via the Victoria and Piccadilly lines, plus National Rail services.

- Four Double Bedrooms
- Two Reception Rooms
- West Facing Garden
- Summer House
- Kitchen/Dining Room
- Three Bathrooms
- Period Features
- Permit Parking

Council Tax Band: F
EPC: C

UPPER TOLLINGTON PARK, N4

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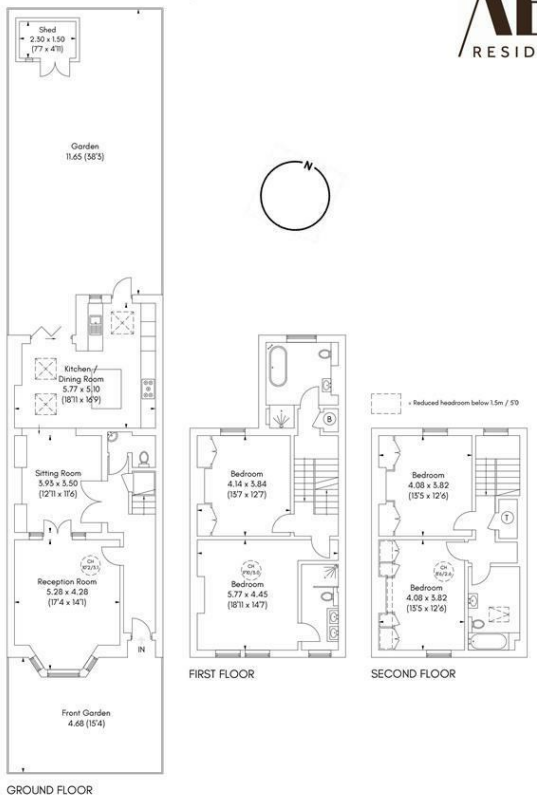
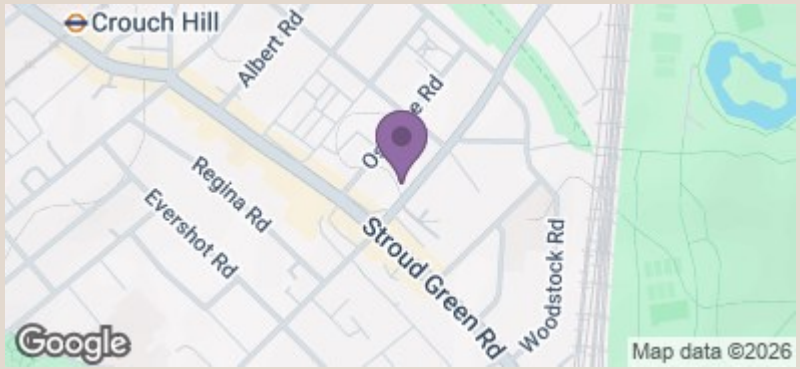
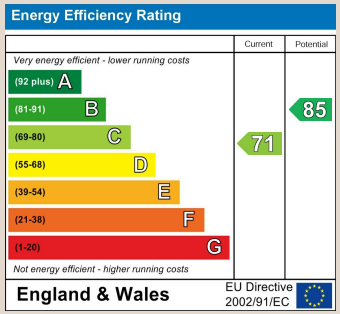


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR = 822 SQ FT / 76.4 SQ M
FIRST FLOOR = 662 SQ FT / 61.5 SQ M
SECOND FLOOR = 514 SQ FT / 47.8 SQ M
REDUCED HEADROOM = 38 SQ FT / 3.5 SQ M
SHED = 37 SQ FT / 3.5 SQ M
TOTAL = 2073 SQ FT / 192.7 SQ M
APPROXIMATE GROSS EXTERNAL AREA = 1087 SQ FT / 101.0 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. (ID1265229)





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