



## Tollington Way, London Guide Price £1,500,000

Council Tax: C      Tenure: Freehold



We are pleased to present to you this exceptional investment opportunity in Tollington Way, London. The property consists of four self-contained flats, including one spacious 2-bedroom flat, two large 1-bedroom flats, and a great size studio flat. The total Gross Internal Area is approximately 232.25 Sq. M (2500 sq. ft).

All the flats are currently let under Assured Short-hold Tenancies, ensuring a steady income stream. There is also potential for further development, subject to obtaining the necessary planning consents from the local authority.

Situated in a highly sought-after residential area, this property enjoys a prime location with a wide range of shops, bars, and restaurants in proximity. Additionally, Upper Holloway Overground Railway Station and Emirates Stadium is conveniently located within a mile, providing easy access to popular destinations such as Gospel Oak, BGV, and South Tottenham. Whittington Health Hospital, The Mall Wood Green and Finsbury Park are all just a short 20-minute drive.

