



### Fonthill Road

APPROX. GROSS INTERNAL FLOOR AREA 1906 SQ FT / 177.1 SQ M  
APPROX. GROSS OUTBUILDING AREA 38 SQ FT / 3.5 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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FONTHILL ROAD

5 BEDROOM | 2 BATHROOM | HOUSE - TERRACED





MATERIAL  
INFORMATION:

- > FREEHOLD
- > COUNCIL TAX G
- > EPC C

KEY FEATURES

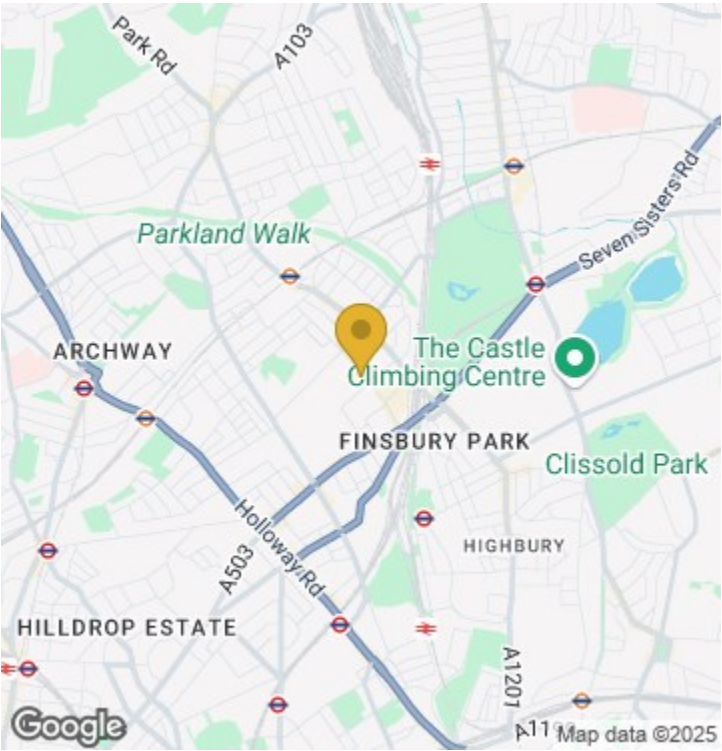
- FREEHOLD HOUSE
- 4 / 5 BEDROOMS
- POTENTIAL TO IMPROVE
- 1900 SQUARE FEET (STS)
- OFFERED CHAIN FREE
- 0.1 MILES TO FINSBURY PARK STATION

YOURS FOR  
£1,275,000

This attractive and spacious five-bedroom home basks in natural light across four floors, in the heart of popular inner North London. Residing within a quintessential London Victorian property, your new abode sits on coveted Fonthill Road within moments of Finsbury Park Station and the trappings of Stroud Green on your doorstep. What's more, you have access to a charming, well-maintained walled garden to the rear for your private slice of outdoor space.

Located in a popular residential area; Finsbury Park (Mainline and Underground) Station provide the nearest major public transport while a delightful array of independent retail, bars and award-winning eateries sit within walking distance along Stroud Green Road.

SEE MORE  
PROPERTIES  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

- BEDROOMS: 5
- BATHROOMS: 2
- RECEPTIONS: 2

