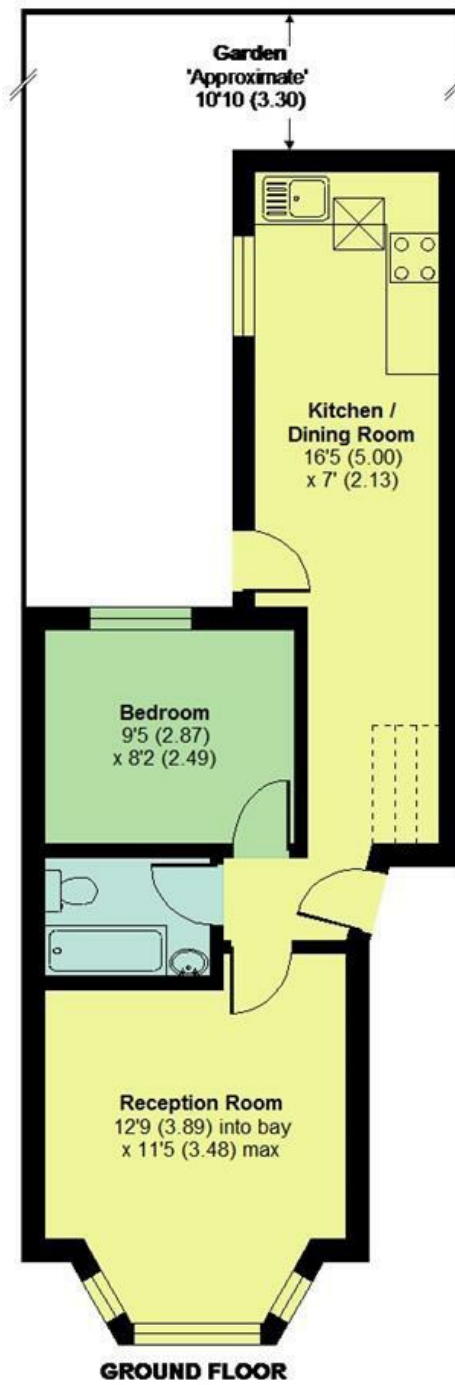




## Fonthill Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 428 SQ FT 39.8 SQ METRES



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, omission 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. Specifically 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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## DAVIES & DAVIES ESTATE AGENTS

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## FONTHILL ROAD

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL  
INFORMATION:

COUNCIL TAX BAND:

D  
ISINGTON

DEPOSIT AMOUNT:

£2,019\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE  
EQUIVALENT TO 5 WEEKS RENT, IF THE RENT  
AMOUNT IS RENEGOTIATED THEN THE  
DEPOSIT WILL ADJUST ACCORDINGLY.

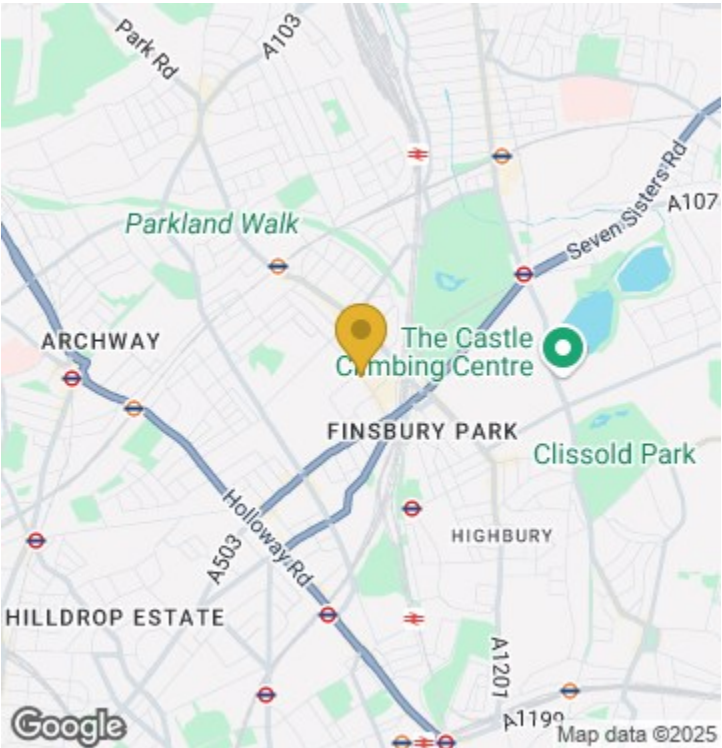
KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE SOUTH-FACING  
TERRACE
- PART FURNISHED
- AVAILABLE FROM 11TH AUGUST
- EPC RATING D
- 0.2 MILES TO FINSBURY PARK  
STATION

YOURS FOR  
£1,750 PCM

You'll be able to spend hours upon hours slouched into your gloriously squishy grey fabric sofa in the living room whilst admiring the double glazed bay window and magnificently tall ceilings (we often stare at inanimate objects and walls). The bathroom has a full sized bathtub and heated towel rail, whilst the bedroom has a double bed, double wardrobe and double glazed window. Lots of doubles. Meandering back through the hallway and into the black and white chequered floored kitchen, you'll encounter minimalist white cabinetry topped by beautiful granite-effect worksurfaces. High above you, appearing like a heavenly light from The Blues Brothers, a Velux skylight drenches your forest of aloe vera, succulents and spider plants in natural light. You'll find access to the south-facing terrace here as you become the envy of all your friends, although it's likely you'll be the one hosting all the BBQs for many summers to come.

VIEW MORE ON  
OUR WEBSITE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

