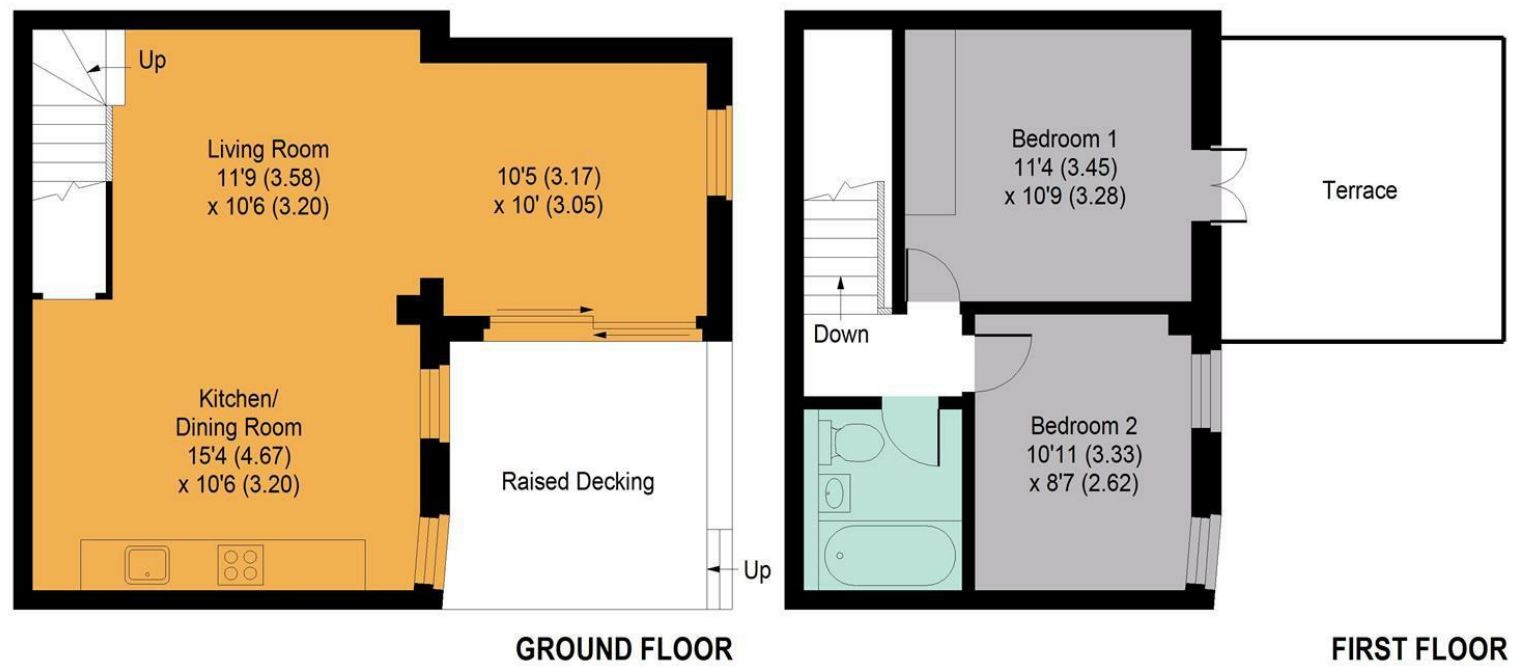




## Fonthill Mews, N4

APPROX. GROSS INTERNAL FLOOR AREA 793 SQ FT / 73.7 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.



**DAVIES & DAVIES ESTATE AGENTS**

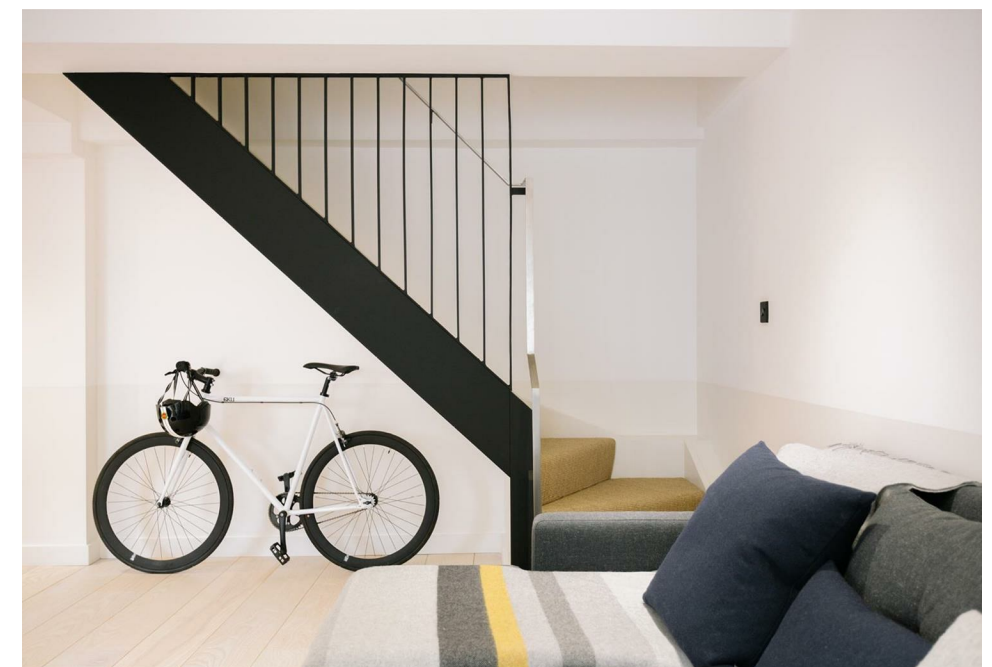
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**FONTHILL MEWS**

2 BEDROOM | 1 BATHROOM | HOUSE - TERRACED



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
ISLINGTON - FINSBURY PARK  
WARD

DEPOSIT AMOUNT:

£3,692\*

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.

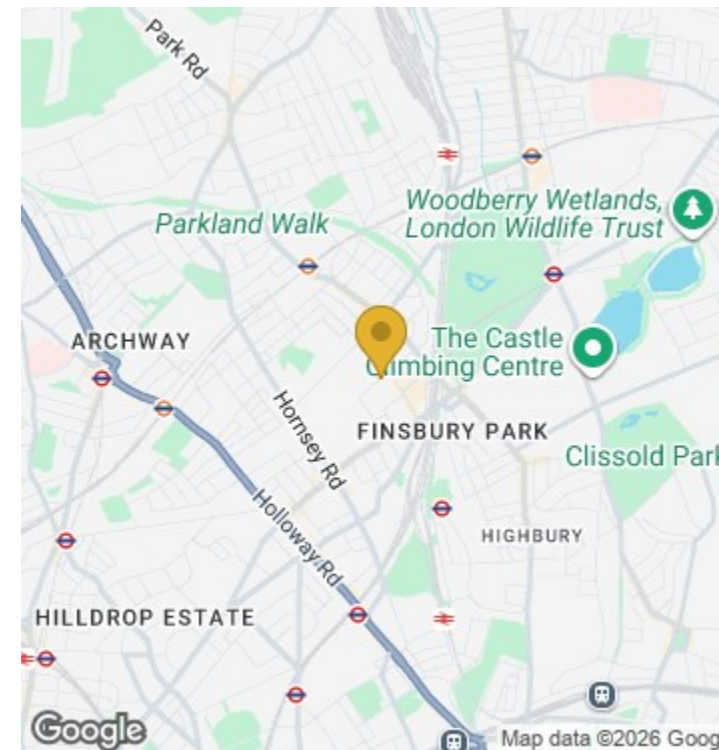
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- DECKED ROOF TERRACE
- FURNISHED
- AVAILABLE IMMEDIATELY
- EPC RATING C
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£3,200 PCM

Darkened, resin-coated brickwork forms the cuboid extensions lining the winding pathway through the heart of this secluded, eclectic mews. Stepping inside you will encounter a beautifully crafted open plan kitchen, living and dining area. The custom made kitchen comes complete with handpainted units concealing a full compliment of white goods, marble worktops, understated subway tiling and a single kitchen island, tailored with lockable wheels to allow for a truly customisable sense of space. A south-facing decked roof terrace overlooking peaceful communal gardens can be accessed from the master bedroom. In the bathroom stands freestanding roll top bath, rainforest shower and chunky heated towel rail. White subway tiles are contrasted with black grouting.

VIEW MORE ON  
OUR WEBSITE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(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		90
(61-81)	B		
(49-60)	C		78
(35-48)	D		
(21-34)	E		
(9-20)	F		
(1-8)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

