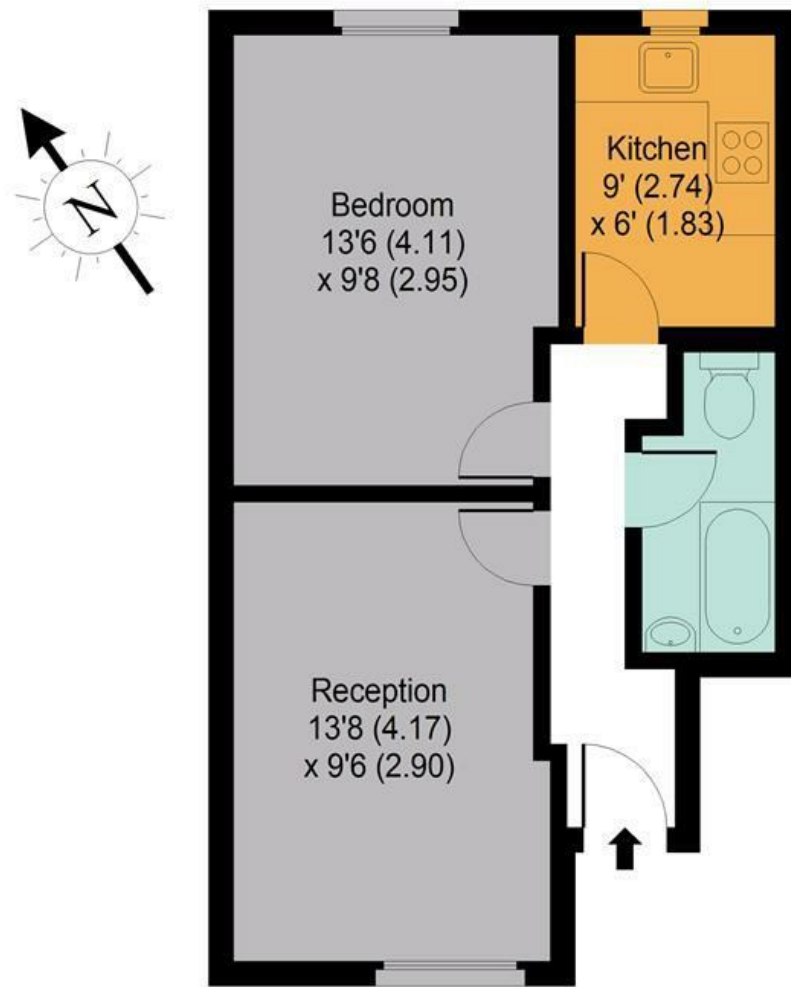




## Fonthill Road

APPROX. GROSS INTERNAL FLOOR AREA 408 SQ FT / 37.9 SQ M



### THIRD FLOOR

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 ROAD**

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL  
INFORMATION:

COUNCIL TAX BAND:

C  
ISLINGTON

DEPOSIT AMOUNT:

£1,788\*

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

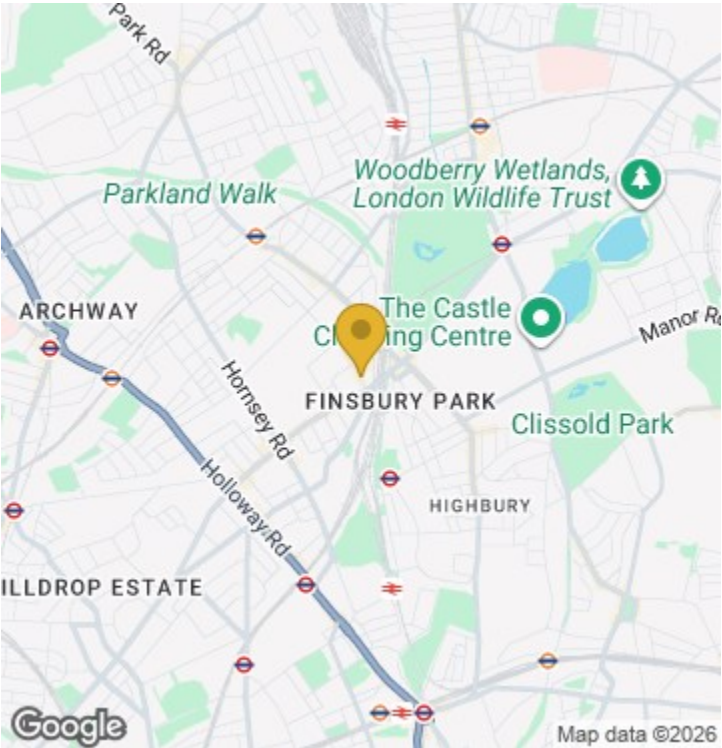
- BRIGHT 1-BEDROOM
- SPACIOUS RECEPTION WITH WOOD FLOORING & BIG WINDOWS
- SEPARATE FITTED KITCHEN WITH APPLIANCES INCLUDED
- GENEROUS DOUBLE BEDROOM + FULL BATHROOM
- SURROUNDED BY GREAT CAFÉS, SHOPS & GREEN SPACES
- AVAILABLE IMMEDIATELY — IDEAL FOR PROFESSIONALS/COUPLES

YOURS FOR  
£1,550 PCM

Bright, well proportioned and conveniently located, this one bedroom apartment sits on the third floor of a smart building moments from Finsbury Park Station offering excellent transport links and easy access to the area's lively café culture.

Perfectly placed for city commuters and creatives alike, the flat is surrounded by independent shops, restaurants and cafés, with Finsbury Park (Victoria, Piccadilly & National Rail) just a few minutes away. The green spaces of Finsbury Park and the Parkland Walk nature trail are also within easy reach.

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		
(49-60) C		
(39-48) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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

