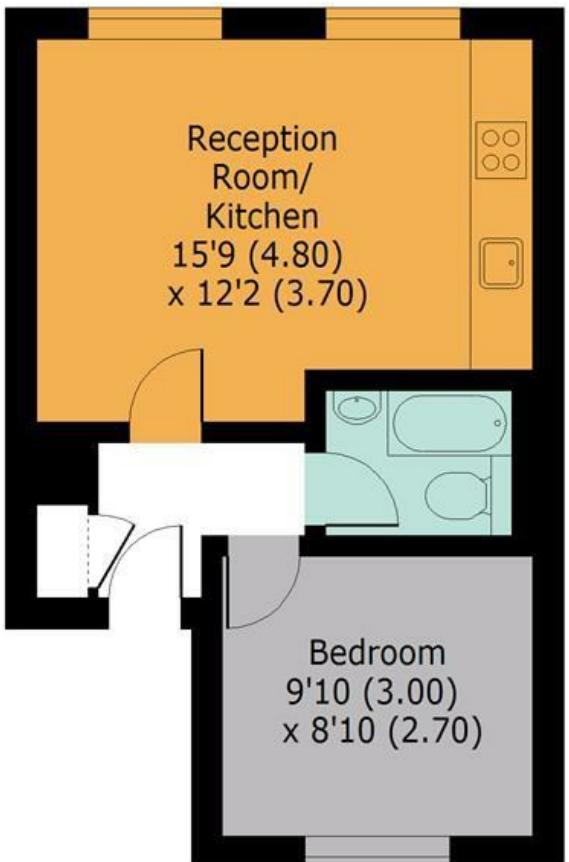




## Fonthill Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 342 SQ FT /31.8 SQ M



### SECOND 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, omission or misstatement. These plans are for representative purposes only as defined by the 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 basis of valuation.

[www.lpacplus.com](http://www.lpacplus.com)



**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- FINSBURY PARK  
WARD

DEPOSIT AMOUNT:

£1,903\*

CONTRACT TERM

12 MONTHS

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

## KEY FEATURES

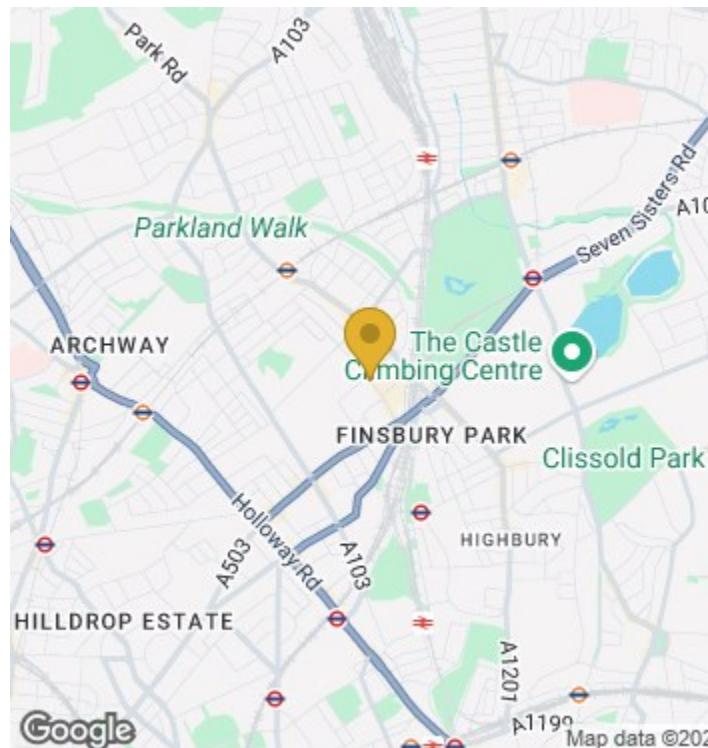
- 1 DOUBLE BEDROOMS
- TOP FLOOR FLAT
- UNFURNISHED
- AVAILABLE FROM 8TH APRIL
- EPC RATING D
- 0.2 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£1,650 PCM

Engineered wood flooring laid throughout the living area from the kitchen. A picture ledge has been fitted to one side, offering a simple yet sophisticated placement for an array of décor opportunities; an artfully draped trail of English ivy, a beautifully framed Rothko print, or a cosy arrangement of scented candles are just a few possibilities. Across the room is the kitchen, which has been newly fitted with glossy white cabinets, expertly integrated appliances, and a grey subway tiled splashback. Residing to the rear of the property and benefiting from double glazed windows, the bedroom encompasses a peaceful and quiet sense of space. It is decked in rich walnut flooring. In the bathroom, you'll find a mirrored wall cabinet, Devonstone patterned floor tiles, and a full-sized bath with shower overhead.

As for the location of this splendid one bedroom apartment, we can hardly choose from the array of brilliant amenities located all around you, but if we had to choose? A round of sushi at Korean-Japanese restaurant Dotori, a freshly pulled pint in the multi-level beer garden of The

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OUR WEBSITE



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	EU Directive 2002/91/EC

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England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



BEDROOMS: 1  
 BATHROOMS: 1  
 RECEPTIONS: 1