



Fonthill Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 848 SQ FT 78.7 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

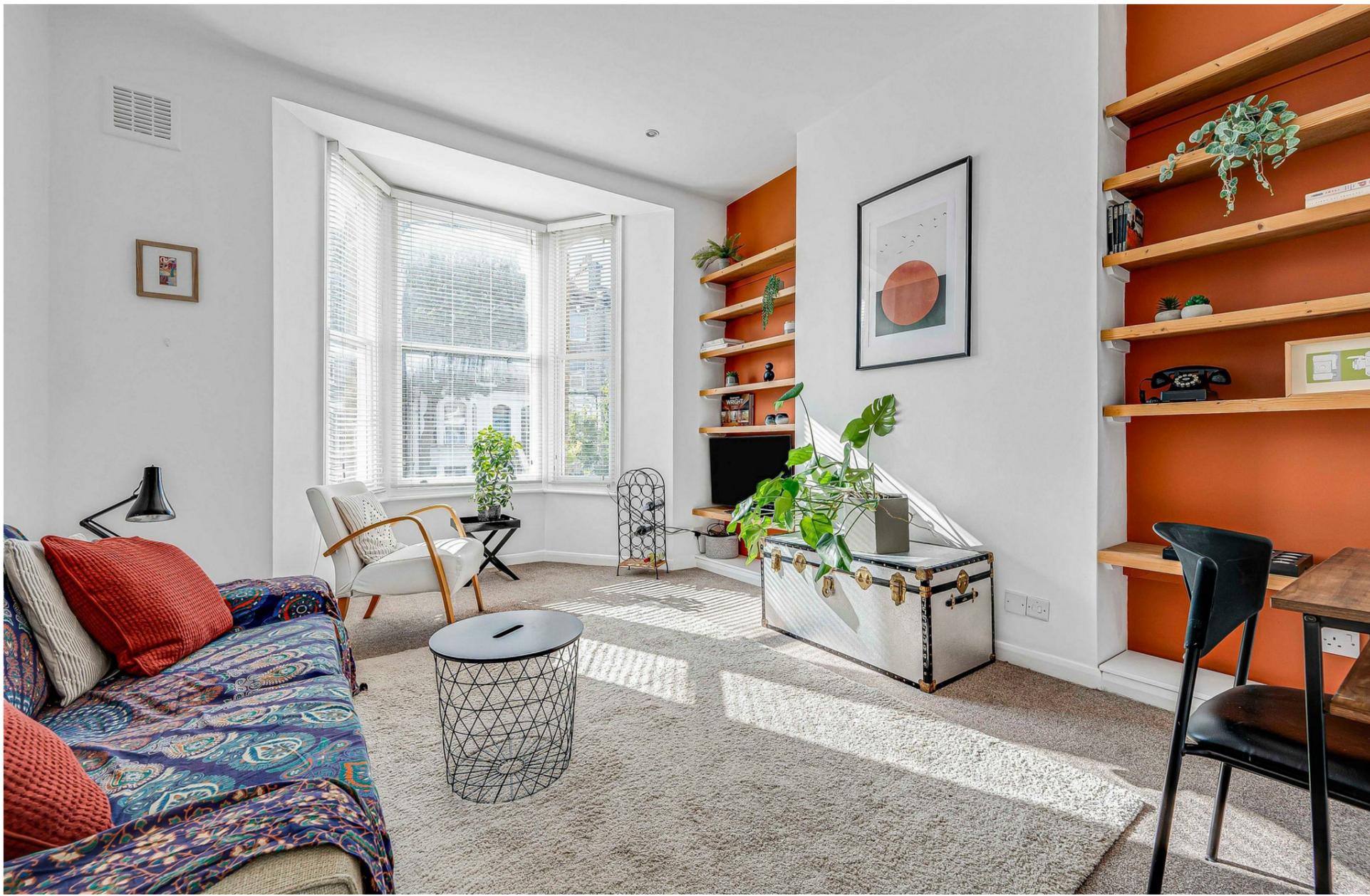
85 Stroud Green Road, Finsbury Park, London, N4 3EG

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FONTHILL ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD 183 YEARS
- > EPC C
- > COUNCIL TAX D
- > GROUND RENT £10.00
- > SERVICE CHARGE £990.05

KEY FEATURES

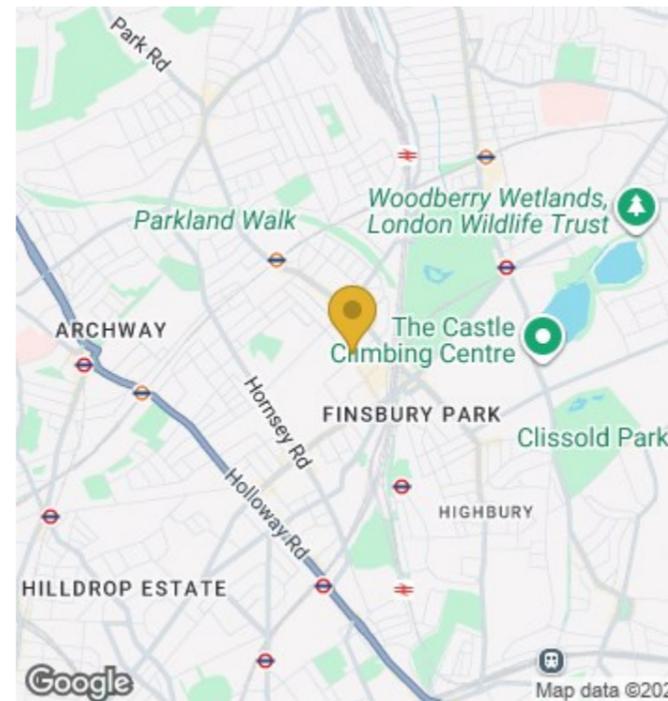
- 2 DOUBLE BEDROOMS
- PRIVATE DECKED GARDEN
- OFFERED CHAIN FREE
- 848 SQUARE FEET (STS)
- LONG LEASE
- 0.2 MILES TO FINSBURY PARK STATION

**YOURS FOR
£700,000**

This well-presented two double bedroom apartment features a private decked garden, and an ideal location - just 0.2 miles from Finsbury Park Station. Brought to the market and sold without any chain the apartment is spread across two floors.

Situated in the vibrant Finsbury Park area, residents are spoilt for choice with an excellent array of delis, independent restaurants, and welcoming pubs. With Finsbury Park Station just 0.2 miles away - providing access to the Victoria, Piccadilly, and National Rail lines - commuting is effortless. Check out our Neighbourhoods Guide for local tips on your new area.

**SEE MORE
PROPERTIES
ONLINE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

