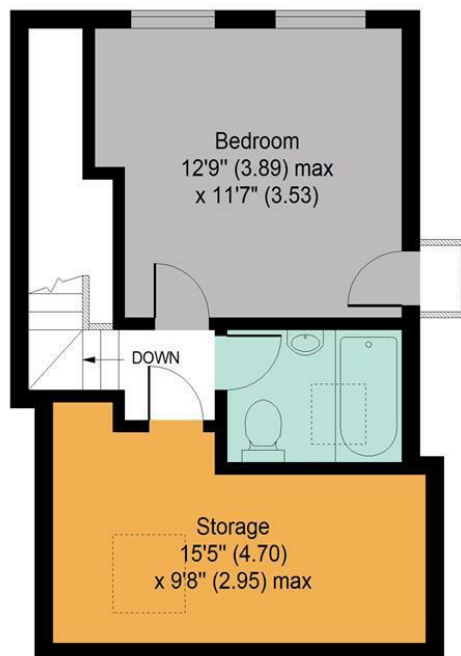
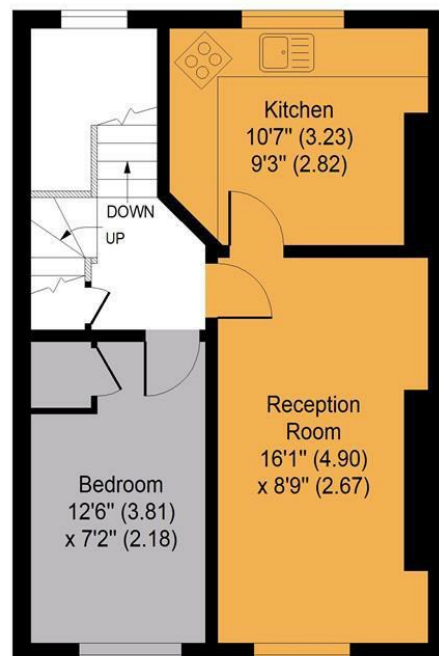
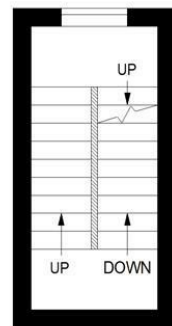
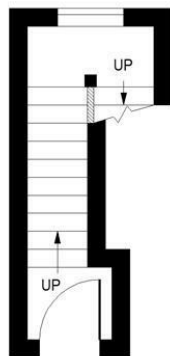




Fonthill Road

APPROX. GROSS INTERNAL FLOOR AREA 880 SQ FT / 81.8 SQ M



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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.

www.londonpropertyassessments.co.uk



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

FONTHILL ROAD

2 BEDROOM | 1 BATHROOM | MAISONETTE



OUR
FAVOURITE
FEATURES:

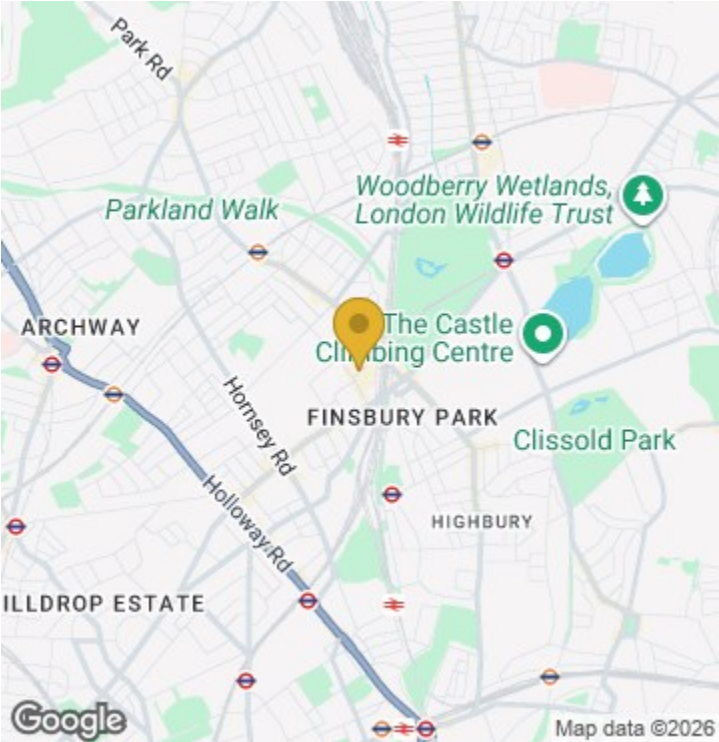
- > SKYLIGHT IN BATHROOM
- > SPLIT OVER SEVERAL LEVELS
- > EXCELLENT LOCATION

KEY FEATURES

- 2 DOUBLE BEDROOMS
- ATTIC ROOM AND OFFICE SPACE
- EAT-IN KITCHEN
- FULLY FURNISHED
- AVAILABLE FROM 25TH FEBRUARY
- 0.4 MILES TO FINSBURY PARK STATION

YOURS FOR
£2,200 PCM

Filling the reception room with natural light is a large arched sash window, complemented by magnolia painted walls and furnished with three sofas (one being a sofa bed), a light wooden coffee table and a sleek jet black TV unit. Adjoined to this room is the kitchen, where you can prepare countless feasts upon the speckled quartz worktops that top light oak cabinetry. You'll also find a wooden dinette with matching chairs for four; ideal for devouring lazy Sunday brunches of avocado toast, rushed cups of coffee in the morning and DIY taco extravaganzas with friends. On the same level is the first double bedroom, hosting a double divan bed, wooden chest of drawers and an inbuilt wardrobe. Two pairs of double glazed windows have been fitted in the master bedroom upstairs, alongside royal blue carpeting, sky blue painted walls and pretty floral curtains. Another inbuilt wardrobe features here, accompanied by a double divan bed, contemporary white desk, wall-mounted shelves, bedside table, bookcase and padded white desk chair. In the bathroom next door, you'll find a gorgeous wood-framed skylight offering endless opportunities for stargazing whilst relaxing in the full-sized bathtub. Another skylight features in the attic room, currently being used as a bedroom, but could easily be transformed into a home office, personal art studio and/or reading den.



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	54	60
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	50	57
EU Directive 2002/91/EC		

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

