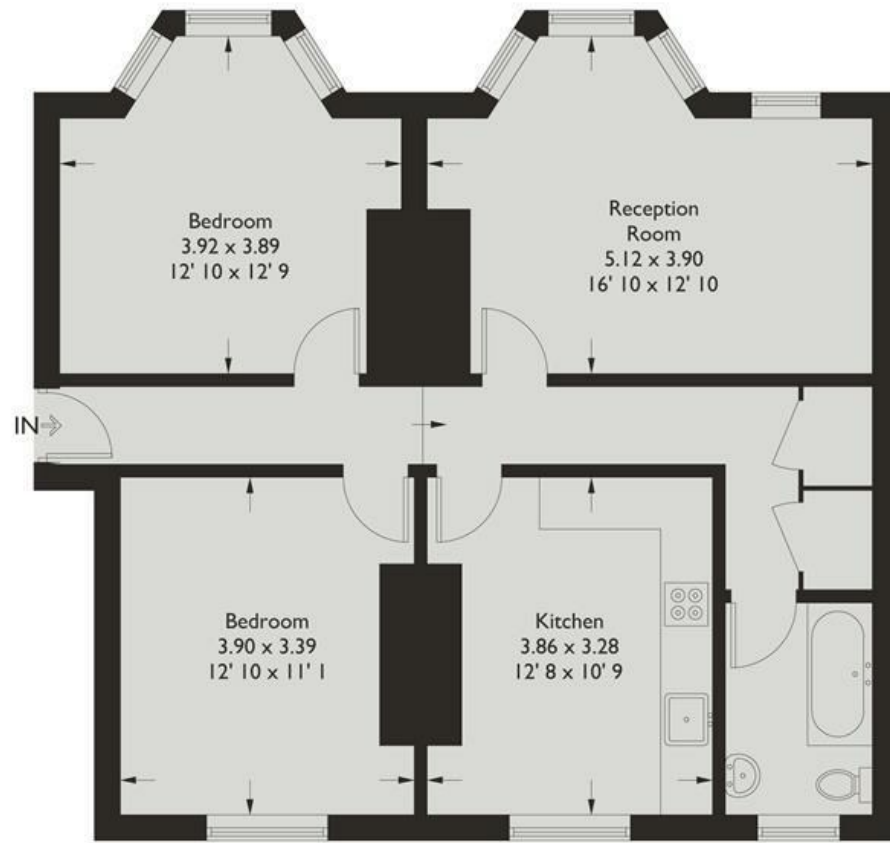




822 SqFt Interior



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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 | FLAT



MATERIAL INFORMATION:

> LEASEHOLD 125 YEARS FROM 1989

> SERVICE CHARGE £1020 PA

> EPC C

> COUNCIL TAX BAND D

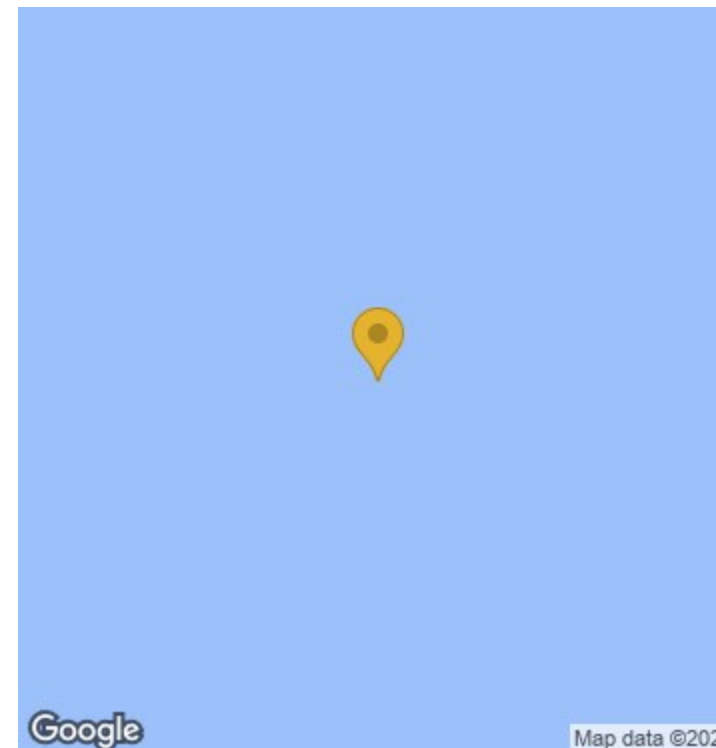
KEY FEATURES

- 2 DOUBLE BEDROOMS
- OFFERED CHAIN FREE
- PRIVATE SECTION OF GARDEN
- SEPARATE EAT IN KITCHEN
- OVER 800 SQUARE FEET
- 0.3 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£675,000**

Your light and airy two bedroom apartment resides across the raised ground floor of this London Victorian conversion, complete with your own private patio garden. Fonthill Road is found within moments of Finsbury Park Station and the trappings of Stroud Green that sit on your doorstep.

Located in a popular residential area; Finsbury Park (Mainline and Underground) Station provide the nearest major public transport while a delightful array of independent retail, bars and award-winning eateries sit within walking distance along Stroud Green Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		69	
(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

