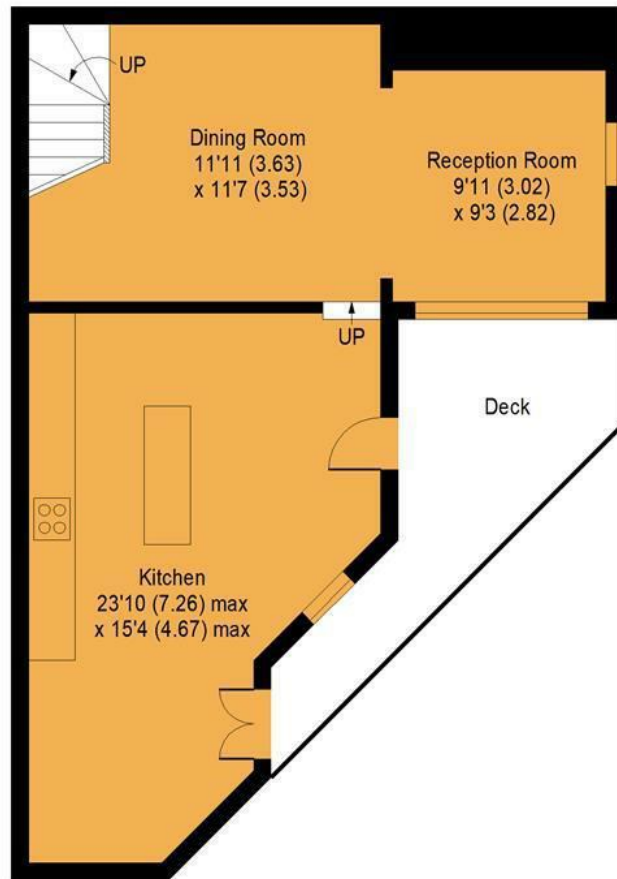


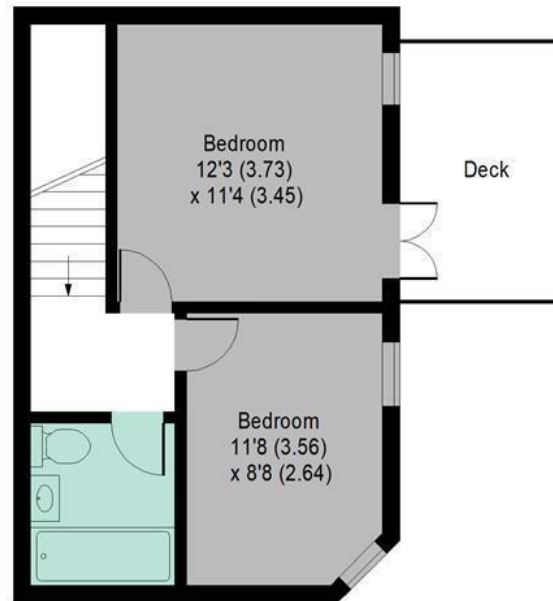


Fonthill Mews, N4 3TX

APPROX. GROSS INTERNAL FLOOR AREA 946 SQ FT / 87.9 SQ M



GROUND FLOOR



FIRST 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

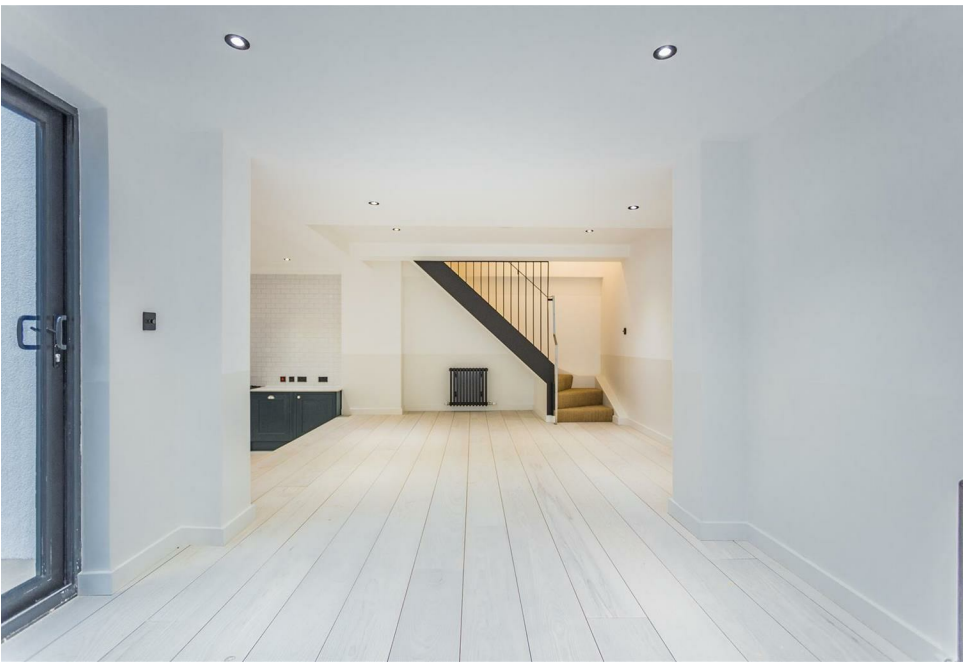
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

FONTHILL MEWS

2 BEDROOM | 1 BATHROOM | HOUSE - DETACHED



MATERIAL INFORMATION:

COUNCIL TAX BAND:

D
ISLINGTON - FINSBURY PARK
WARD

DEPOSIT AMOUNT:

£3,750*

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.

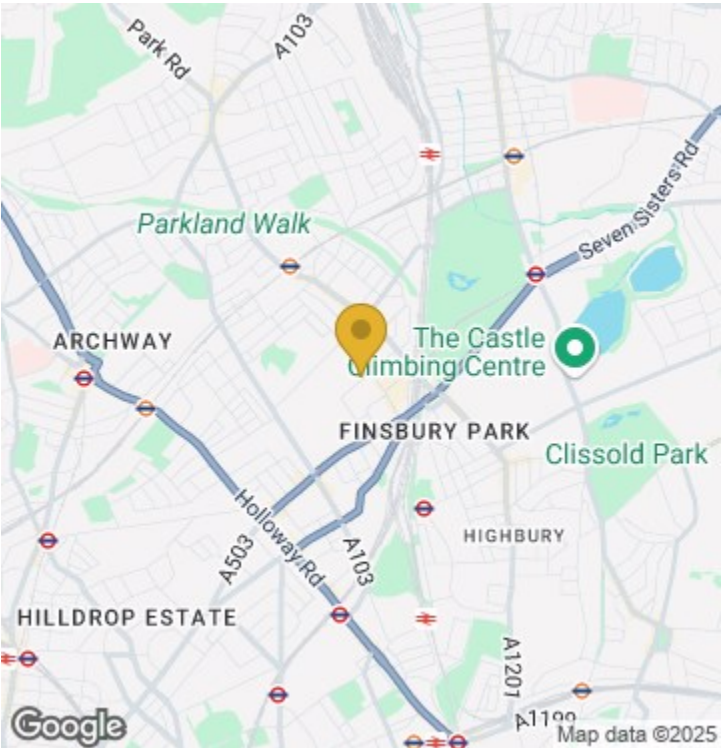
KEY FEATURES

- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING AND KITCHEN
- AVAILABLE IMMEDIATELY
- EPC RATING C
- PRIVATE GATED MEWS DEVELOPMENT
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR
£3,250 PCM

A short 0.3 mile stroll from Finsbury Park Station you'll find beautiful timber and iron gates framing the entrance to a winding, communal garden lit with raised lamps and footlights. Flat 1 sits near the entrance, boasting a spacious open plan living area via the jet black farmhouse door. Light American oak flooring flows throughout, while neutral colour dipped walls provide the perfect backdrop for your unique furnishings, draped in natural light and effortless hanging industrial bulbs. Set against contemporary subway tiling, the kitchen units are hand painted in deep blue grey complete with a movable wheeled island. Ascending the bespoke steel staircase in natural sisal carpeting you'll find two well sized double bedrooms. The Master plays host to double doors leading out on to the private roof terrace. The large decked terrace, lined with glass, overlooks the communal gardens below where a fusion of plants, grasses and sculpted lawns create a serene landscape below. Floor to ceiling metro style brick wall tiles with contrasting grout film the walls of the modern Victorian style bathroom, complete with double headed rainforest shower and covetable roll top bath. This mix of

VIEW MORE ON
OUR WEBSITE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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		
(82 plus) A		84
(61-81) B		
(49-60) C	72	
(39-48) D		
(29-38) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

