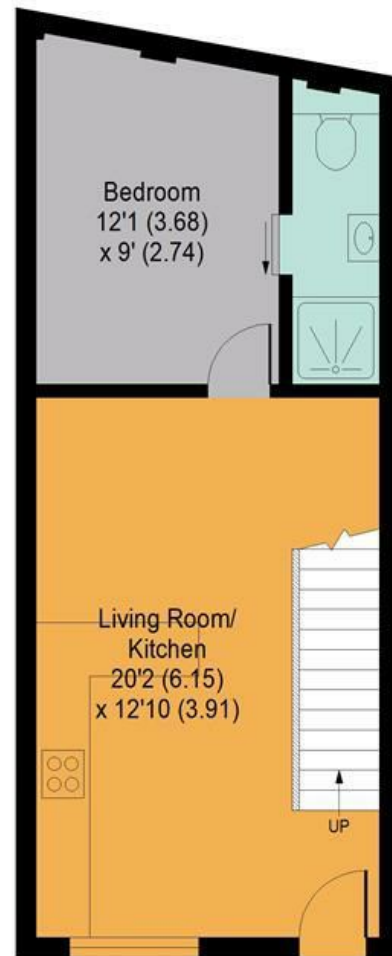


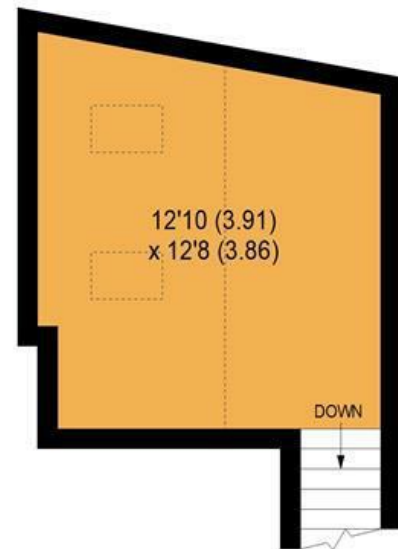


Fonthill Mews

APPROX. GROSS INTERNAL FLOOR AREA 604 SQ FT / 56.1 SQ M



GROUND FLOOR



MEZZANINE

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

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www.daviesdavies.co.uk

FONTHILL MEWS

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
ISLINGTON- FINSBURY PARK
WARD

DEPOSIT AMOUNT:

£2,538*

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

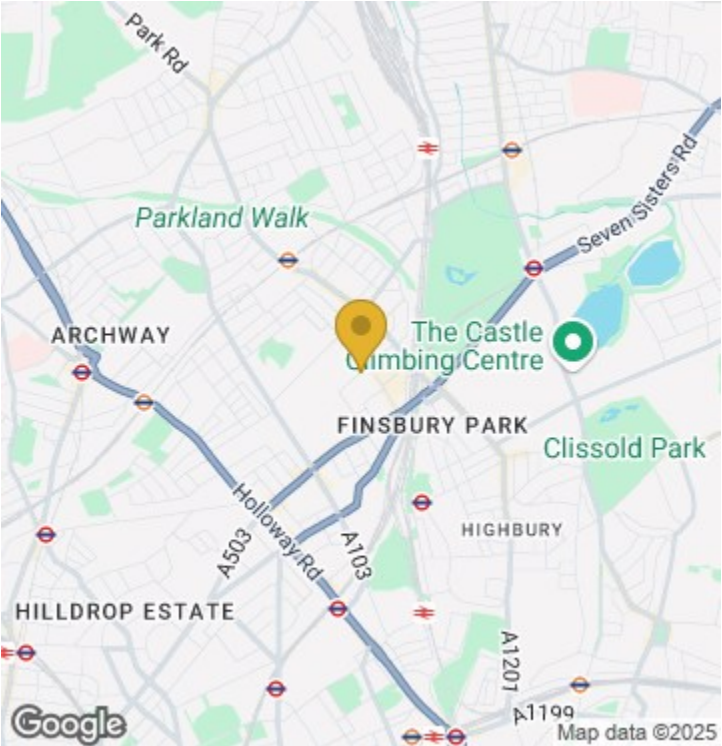
- 1 DOUBLE BEDROOM
- MEZZANINE FLOOR FOR HOME OFFICE
- UNFURNISHED
- AVAILABLE FROM 25TH JUNE
- EPC RATING C
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR
£2,200 PCM

Stepping through the charming Farmhouse door into the generously sized open plan living area, you'll note the high ceilings, chic subway tiling and colour dipped walls: beautifully lit by the large over-door window and industrial exposed lightbulbs. The marble topped kitchen units steeped in deep grey blue set off the jet black hand painted bespoke staircase, leading to your unique mezzanine level. Here you will find an ideal space for your live in studio or spare room, complete with sizeable skylight and built in cupboard large enough to house your special range of essential accoutrements.

Back downstairs your double bedroom awaits at the rear end, boasting it's own sizeable skylight with relaxing views of neighbouring treetops and wildlife. Your ensuite bathroom houses a covetable rainfall shower and heated steel towel rail, draped in floor to ceiling white subway tiles with trendy contrasting black grouting. The perfect creative sanctuary lies in store within this design-led brand new Mews development.

VIEW MORE ON
OUR WEBSITE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(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		92
(81-91) B		
(69-80) C	78	
(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: 1
- BATHROOMS: 1
- RECEPTIONS: 2

