

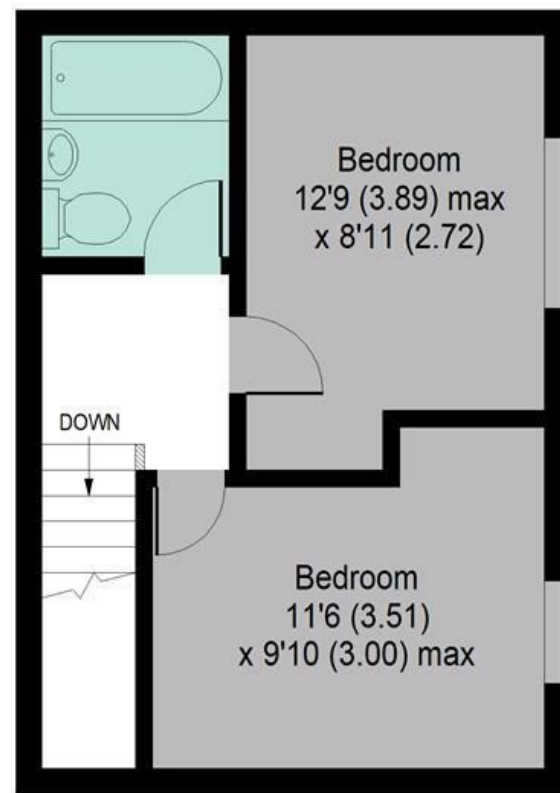


## Fonthill Mews, N4

APPROX. GROSS INTERNAL FLOOR AREA 634 SQ FT / 58.90 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.



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FONTHILL MEWS

2 BEDROOM | 1 BATHROOM | HOUSE - TERRACED





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

E  
ISLINGTON - FINSBURY PARK  
WARD

DEPOSIT AMOUNT:

£3,461\*

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.

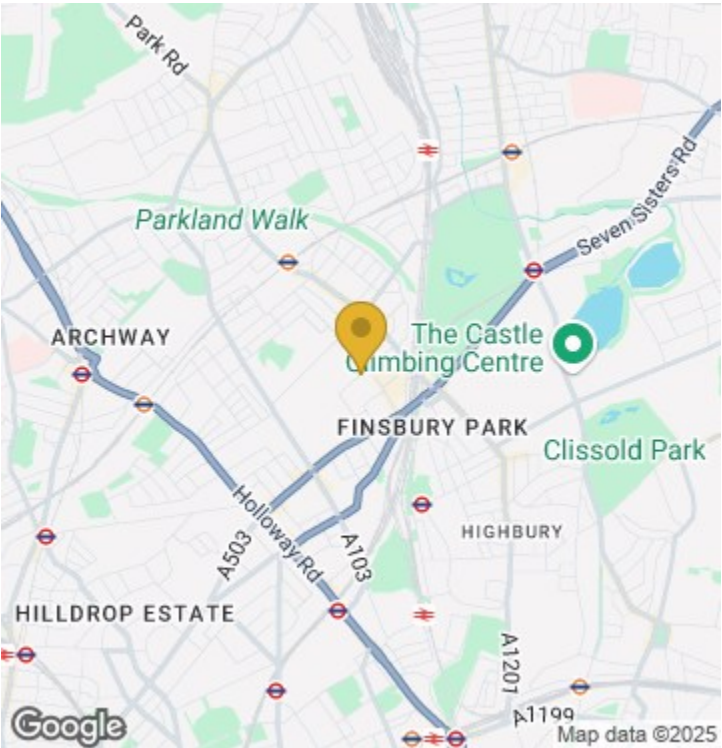
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- AMERICAN OAK FLOORING
- AVAILABLE 16/05/2025
- BEAUTIFULLY CRAFTED INTERIORS
- PRIVATE GATED MEWS DEVELOPMENT
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£3,000 PCM

A wealth of space abounds in the main living area: an open plan kitchen dining space coated in American oak flooring set beautifully against neutral colour dipped walls. Unit 17 houses exposed oak beams painted in glorious black, framing the kitchen area. The bespoke units, boasting a five top gas stove and double oven, are hand painted in deep blue greys and topped with chic marble worktops while the kitchen island secretes lockable wheels at it's feet, ready for fully customisable hosting options within the space. Each bespoke feature is gloriously lit by industrial style hanging lights and bathes in natural light from large floor to ceiling windows. A bespoke Scottish steel staircase, swathed in natural sisal carpet leads you to the master bedroom, also benefitting from streams of natural light. The second double bedroom enjoys similar views from deep set windows framed in jet black and alcove storage solutions. Inside the bathroom a modern heritage themed haven awaits, complete with floor to ceiling subway tiles and contrasting grout and roll top bath. The rainforest shower head and chunky heated towel rail are mere cherries on the top of this delectable apartment. Once

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

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

