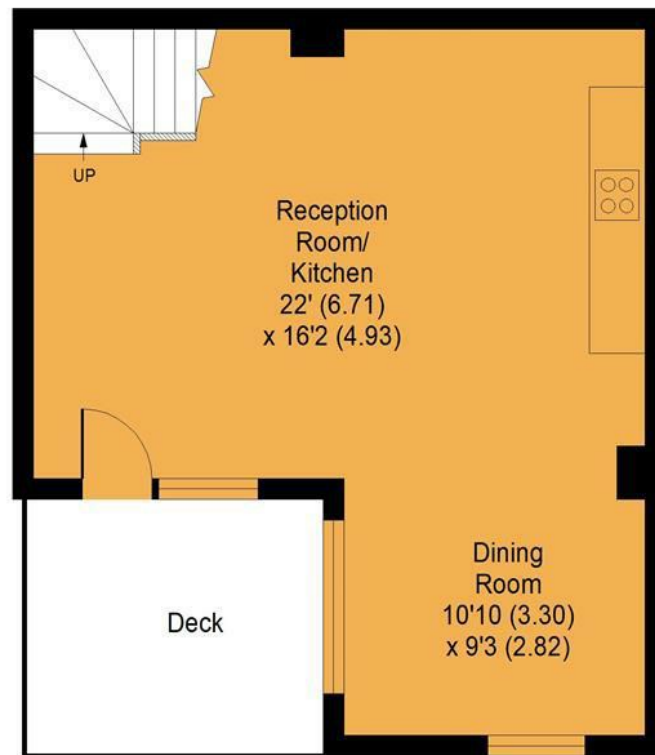


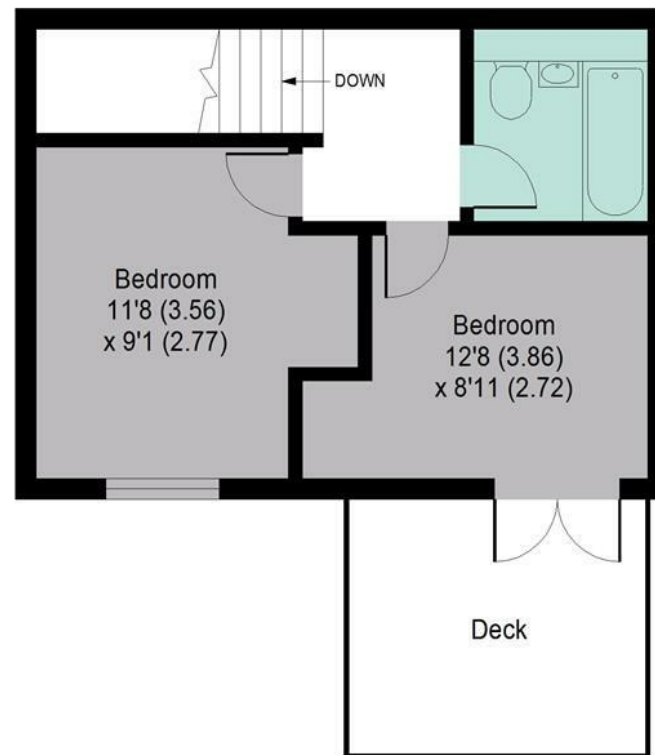


## Fonthill Mews, N4 3TX

APPROX. GROSS INTERNAL FLOOR AREA 803 SQ FT / 74.6 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](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

FONTHILL MEWS

2 BEDROOM | 1 BATHROOM | HOUSE - TERRACED





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

E  
ISLINGTON

DEPOSIT AMOUNT:

£3,576\*

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.

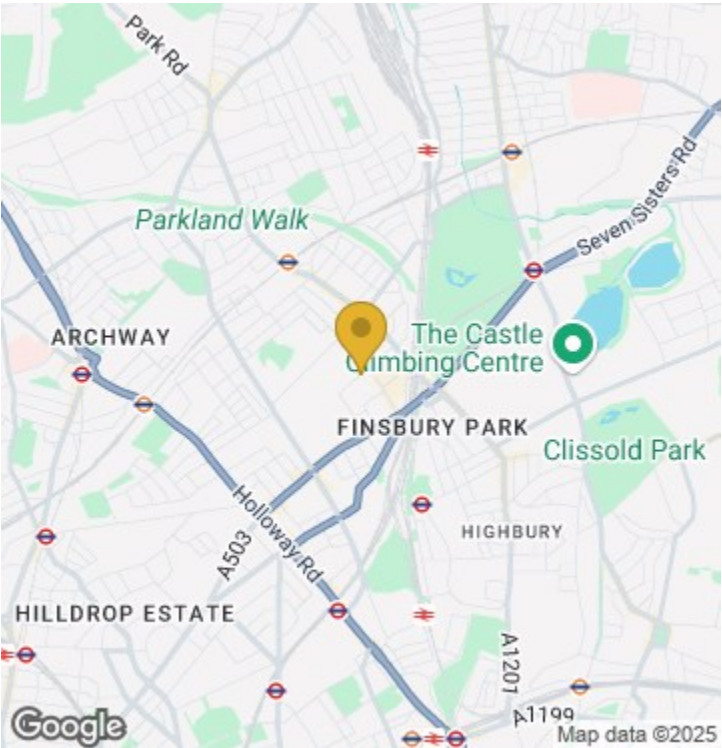
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- DECKED ROOF TERRACE
- UNFURNISHED
- AVAILABLE FROM 8TH JULY
- EPC RATING C
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£3,100 PCM

Darkened, resin-coated brickwork forms the cuboid extensions lining the winding pathway through the heart of this secluded, eclectic mews. Playing homage to the buildings' coach house roots, a jet-black farmhouse style door awaits your arrival. Stepping inside you will encounter a beautifully crafted open plan kitchen, living and dining area. The custom made kitchen comes complete with handpainted units concealing a full compliment of white goods, marble worktops, understated subway tiling and a single kitchen island, tailored with lockable wheels to allow for a truly customisable sense of space. Ascending the sisal carpeted stairway, exposed hanging industrial light bulbs are found in each double bedroom. A south-facing decked roof terrace overlooking peaceful communal gardens can be accessed from the master bedroom. Micro-mosaic hexagonal tiles line the bathroom floor beneath a freestanding roll top bath, rainforest shower and chunky heated towel rail, with white subway tiles complimented with contrasting black grouting stretching across the walls.

VIEW MORE ON  
OUR WEBSITE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) 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

