



## Fonthill Mews, N4

APPROX. GROSS INTERNAL FLOOR AREA 439 SQ FT / 40.8 SQ M



### GROUND 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 basic of valuation.



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**FONTHILL MEWS**

1 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

ISLINGTON - FINSBURY PARK WARD

DEPOSIT AMOUNT:

£2,250\*

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

- I DOUBLE BEDROOM
- ADDITIONAL WC
- FURNISHED
- AVAILABLE FROM THE 19TH MARCH
- EPC RATING C
- 0.3 MILES FROM FINSBURY PARK STATION

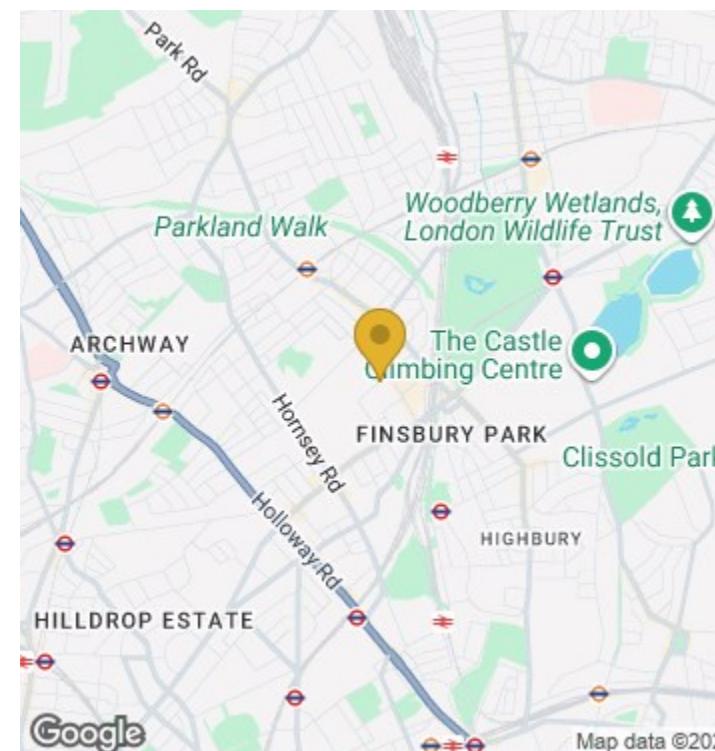
YOURS FOR  
£1,950 PCM

Situated 0.3 mile stroll from Finsbury Park Station, your one bedroom sanctuary hides behind a handsome wood and cast iron gate, giving you extra privacy and security. Your open plan and light filled living and dining area awaits behind a jet black farmhouse door, with colour dipped walls and American oak flooring lit by exposed industrial hanging lights.

The custom made kitchen units, hand painted in rich earthy green with exquisite marble worktops, house a five top gas stove and double oven set against contemporary subway tiling. Dining and lounge space resides to the left of the L shaped unit awaiting your specially chosen furnishings.

Peering into your en suite bathroom you'll find a desirable walk in rainforest shower set against subway tiling with contrast grouting, sitting atop a chic honeycomb tiled floor. A second, separate WC sits adjacent, in farmhouse wood panelling painted in charming muted

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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BEDROOMS: I  
 BATHROOMS: I  
 RECEPTIONS: I