

Fonthill Road, London - N4 3HU

£2,500 pcm

DAVID ANDREW | your most valuable asset

A well-presented and generously proportioned ground floor apartment with a private garden, set within an attractive Victorian conversion on Fonthill Road moments from Finsbury Park Station.

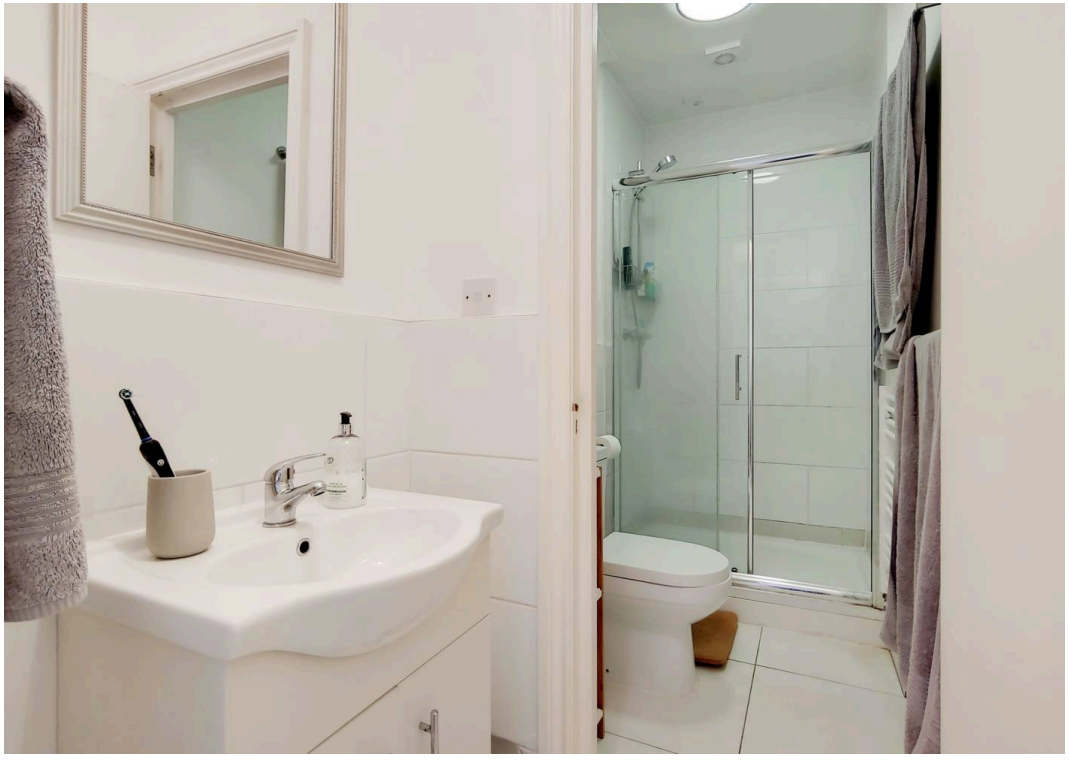
Spanning approximately 55 sq m (566 sq ft), the property features two double bedrooms and boasts a beautifully maintained private garden / patio ideal for outdoor entertaining or quiet relaxation. TThe bright and spacious layout is accentuated by wooden flooring throughout, enhancing the sense of warmth and continuity in every room. A separate living room and kitchen area provide a versatile space for relaxation or entertaining, while large windows invite in an abundance of natural light, creating an uplifting atmosphere all day long. A contemporary kitchen, fully fitted with integrated appliances, complements a stylish bathroom finished to a high standard and gas central heating. A particular highlight of this property is its private garden and patio, offering a rare opportunity to enjoy peaceful outdoor living in a prime urban location.

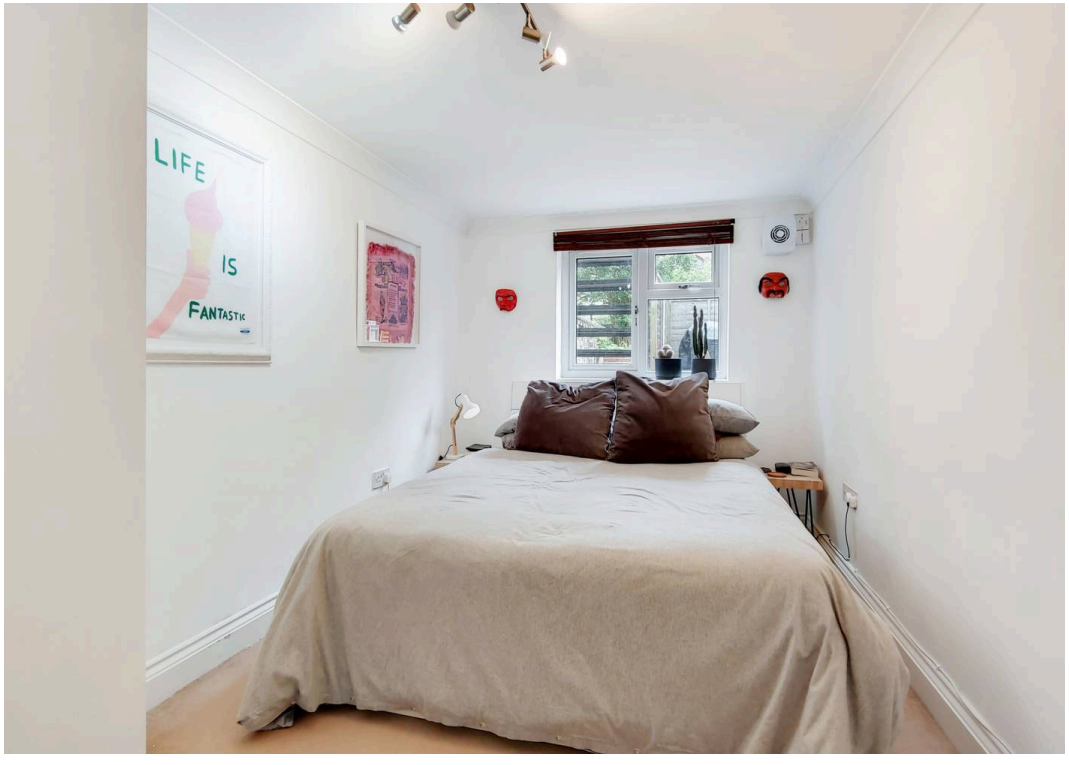
Situated close to local amenities and within walking distance of both Finsbury Park and Crouch Hill stations, residents benefit from excellent transport links and easy access to a diverse array of shops, cafes, and green spaces. Offered furnished and available from the 8th of January.

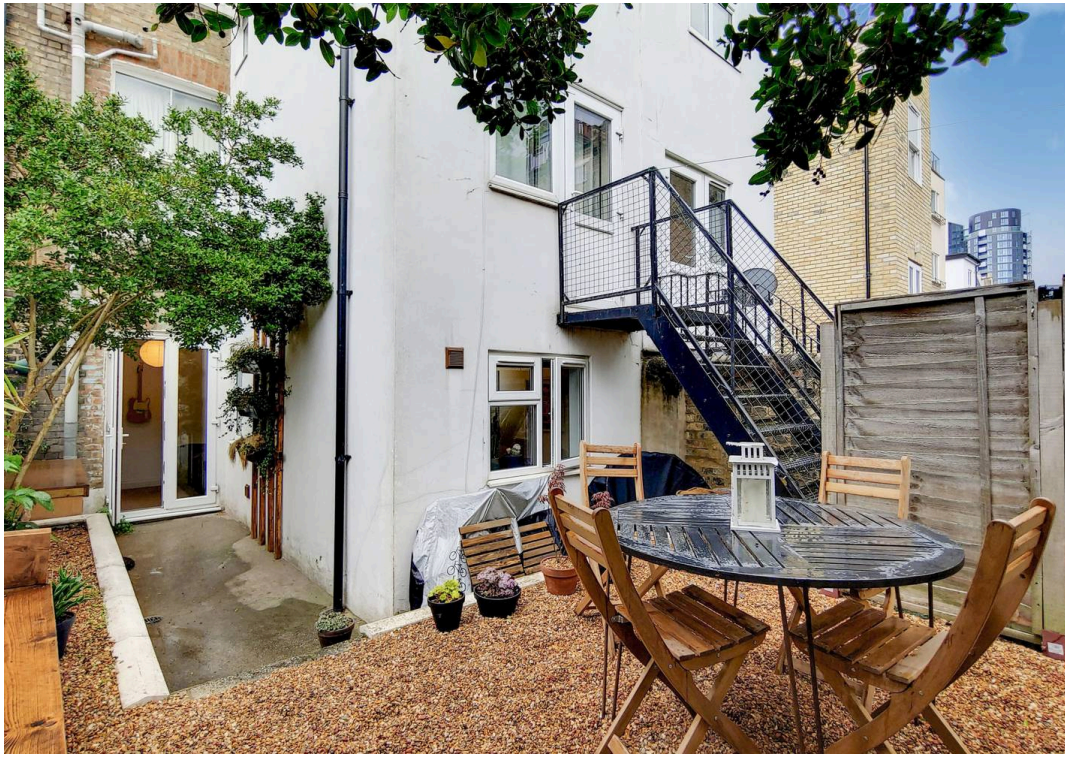
- Two Double Bedrooms
- Private Garden and Patio
- Comprising 55 sqmt / 566 sqft
- Bright and Spacious Layout
- Separate Living Room / Kitchen Area
- Wooden Flooring Throughout
- Good Natural Light
- Walking distance to Finsbury Park and Crouch Hill Stations
- Offered Furnished
- Available 08th of January








LIFE
IS
FANTASTIC

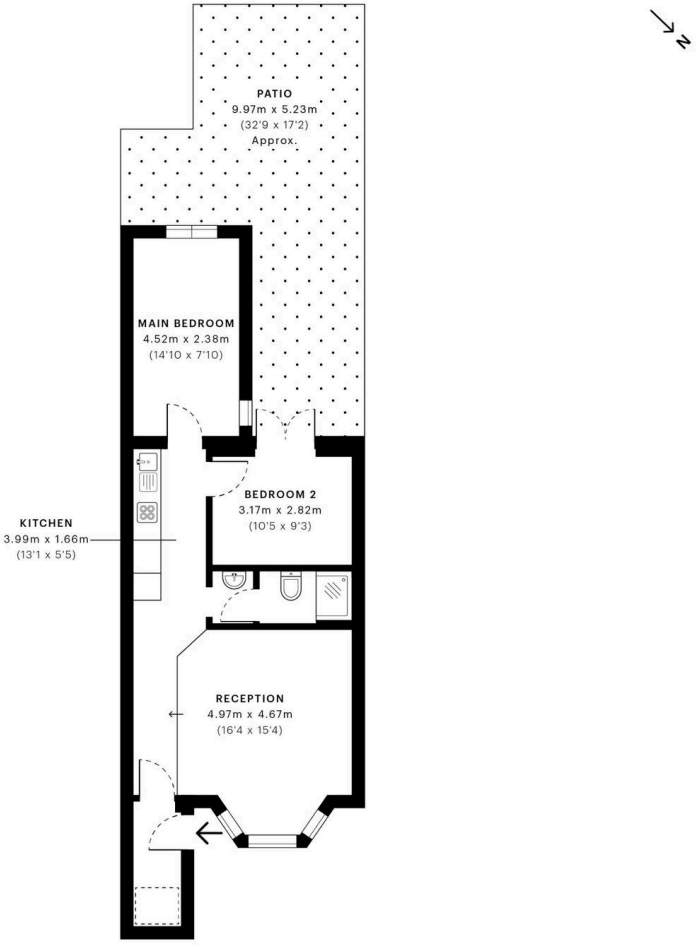


DAVID ANDREW

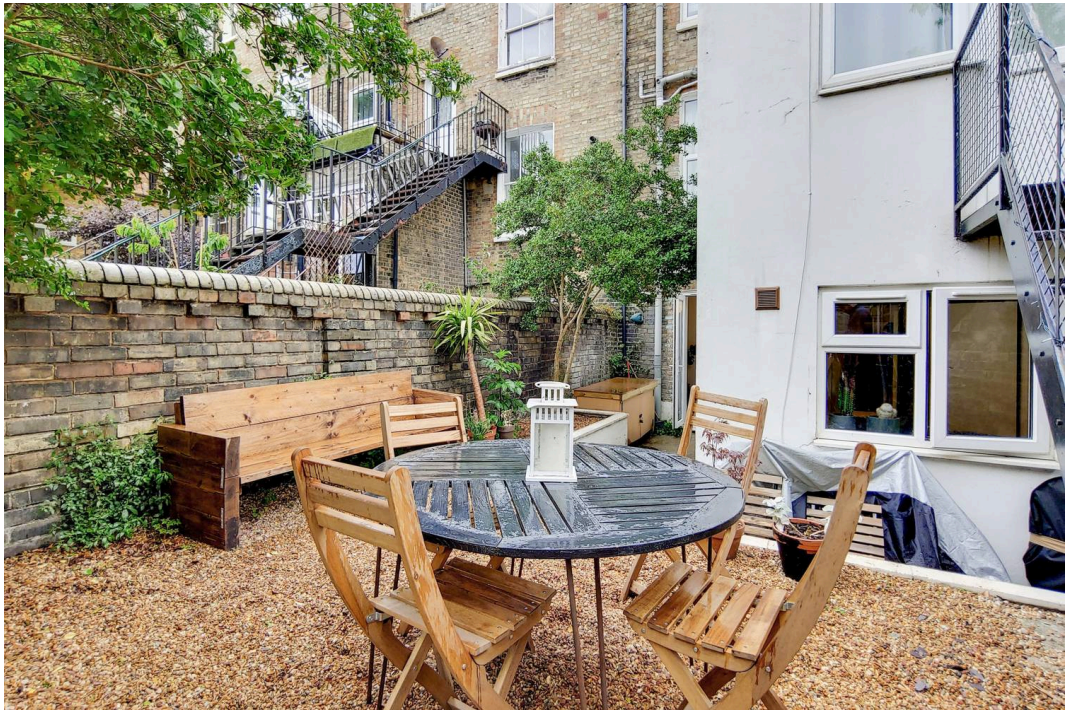
Fonthill Road, N4

CAPTURE DATE 13/05/2021 LASER SCAN POINTS 3,080,783

GROSS INTERNAL AREA
55.33 sqm / 595.57 sqft



— Lower Ground Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
55.33 sqm / 595.57 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
52.61 sqm / 566.29 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.92 sqm / 9.90 sqft

spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 55.62 sqm / 598.69 sqft
IPMS 3C RESIDENTIAL 52.91 sqm / 569.52 sqft

SPEC ID 6093c6b909b7060e279fe73e

scan to book a viewing