



**DAVIES & DAVIES ESTATE AGENTS**

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**FONTHILL MEWS**

1 BEDROOM | 1 BATHROOM | P1906



## OUR FAVOURITE FEATURES:



### KEY FEATURES

- 1 DOUBLE BEDROOM WITH MEZZANINE
- HAND PAINTED GREY-BLUE CUPBOARDS
- UNFURNISHED
- AVAILABLE FROM 9TH APRIL
- PRIVATE GATED MEWS DEVELOPMENT
- 0.3 MILES FROM FINSBURY PARK STATION

**YOURS FOR  
£1,650 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	<b>74</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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 (92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	<b>77</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

- BEDROOMS: 1**
- BATHROOMS: 1**
- RECEPTIONS: 1**

