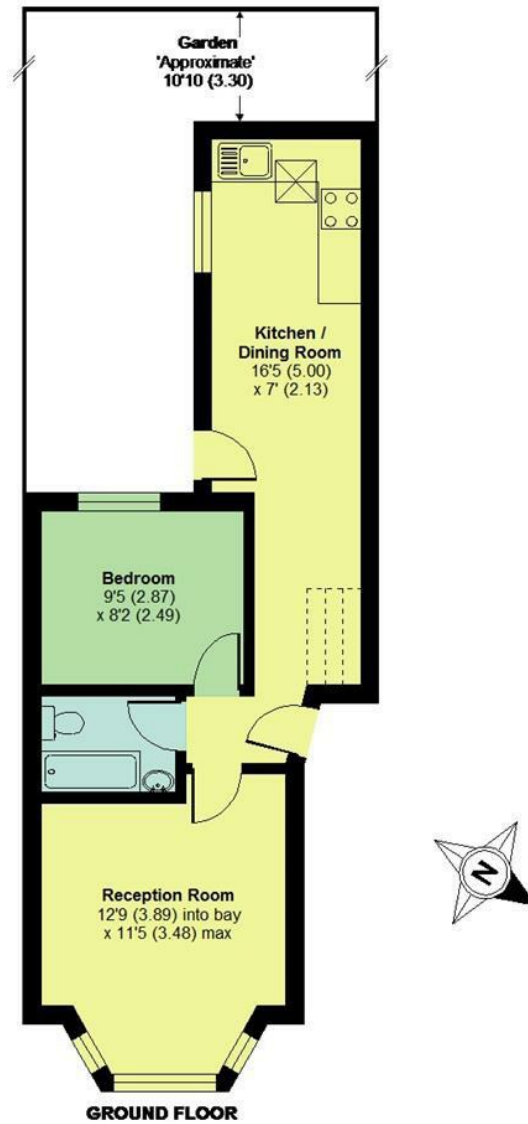




Fonthill Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 428 SQ FT 39.8 SQ METRES



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, omission 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. Specifically 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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We recommend sellers and/or potential buyers use the services of the providers listed below. Should you decide to use the services of the provider you should know that we would expect to receive a referral fee recommending you to them. These services and referral fees are:

£300.00 (approx.) per referral from Heron Financial - £80.00 (approx.) per referral from LEA surveyors - £120.00 per referral from Setfords Solicitors LLP - £125.00 per referral from Simply Conveyancing

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

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FONTHILL ROAD

1 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

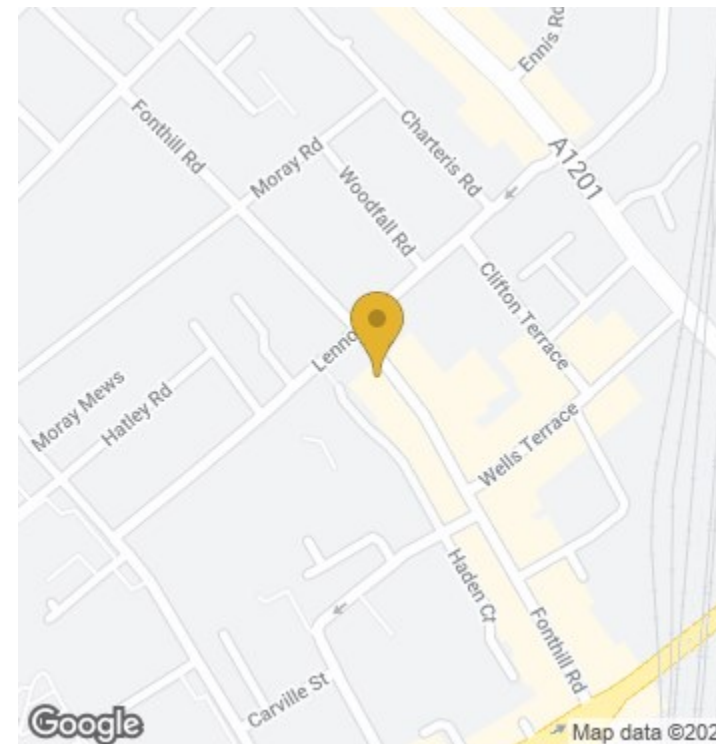
- > EAT-IN KITCHEN WITH SKYLIGHT
- > HEATED TOWEL RAIL
- > DOUBLE GLAZING THROUGHOUT

KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE SOUTH-FACING TERRACE
- PART FURNISHED
- AVAILABLE FROM 30TH JANUARY
- BAY-FRONTED RECEPTION ROOM
- 0.2 MILES TO FINSBURY PARK STATION

**YOURS FOR
£1,250 PCM**

You'll be able to spend hours upon hours slouched into your gloriously squishy grey fabric sofa in the living room whilst admiring the double glazed bay window and magnificently tall ceilings (we often stare at inanimate objects and walls). The bathroom has a full sized bathtub and heated towel rail, whilst the bedroom has a double bed, double wardrobe and double glazed window. Lots of doubles. Meandering back through the hallway and into the black and white chequered floored kitchen, you'll encounter minimalist white cabinetry topped by beautiful granite-effect worksurfaces. High above you, appearing like a heavenly light from The Blues Brothers, a Velux skylight drenches your forest of aloe vera, succulents and spider plants in natural light. You'll find access to the south-facing terrace here as you become the envy of all your friends, although it's likely you'll be the one hosting all the BBQs for many summers to come.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		63	76
		EU Directive 2002/91/EC	

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

