



Fonthill Road, N4 3HU
£2,250 pcm

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ANDREW**

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asset

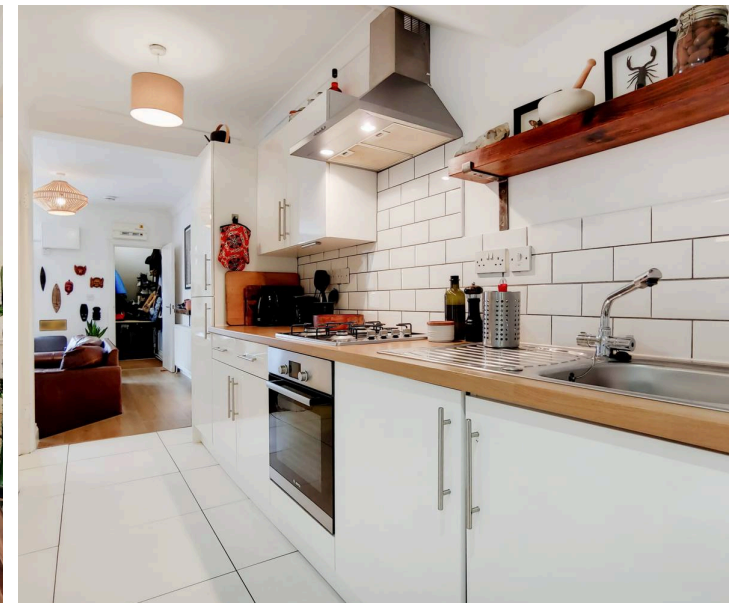
A well-presented and generously proportioned ground floor apartment, set within an attractive Victorian conversion on Fonthill Road moments from Finsbury Park Station.

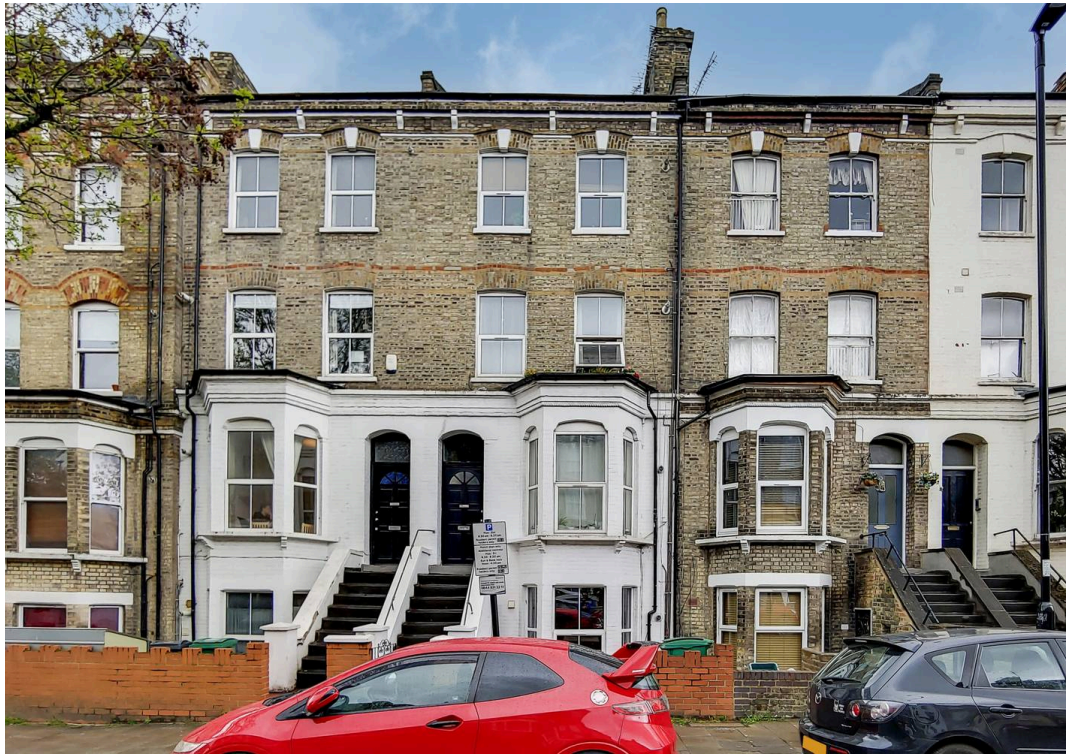
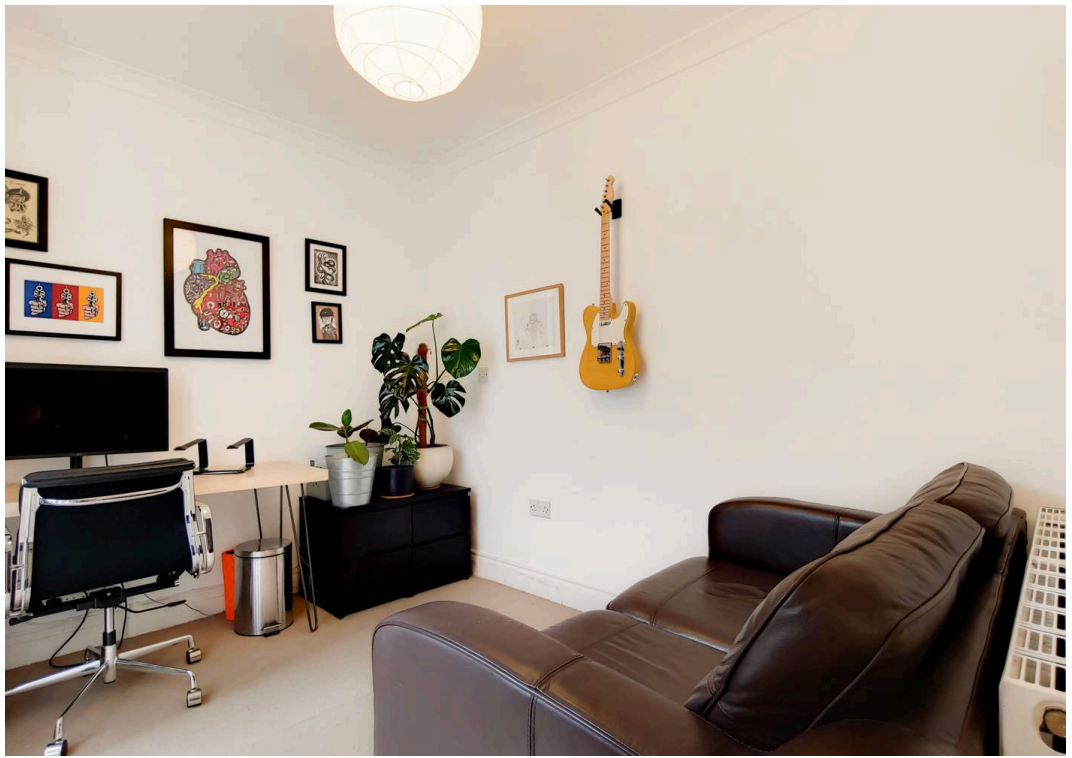
Spanning approximately 55 sq m (566 sq ft), the property features two double bedrooms and boasts a beautifully maintained private garden / patio ideal for outdoor entertaining or quiet relaxation. The apartment offers a bright and airy layout, with a separate living room and a mixture of wood flooring and carpets throughout. A contemporary kitchen, fully fitted with integrated appliances, complements a stylish bathroom finished to a high standard and gas central heating.

Conveniently located within walking distance of both Finsbury Park and Crouch Hill stations, the apartment enjoys excellent transport links and easy access to a wide range of local amenities. Further benefits include quality furnishings and tasteful décor throughout. The property is offered furnished and will be available from the 30th of September.

Council Tax band: C / EPC Energy Efficiency Rating: C

- Two Double Bedrooms
- Private Garden and Patio
- Comprising 55 sqmt / 566 sqft
- Bright and Spacious Layout
- Separate Living Area
- Wood Flooring Throughout
- Integrated Kitchen Appliances
- Walking distance to Finsbury Park and Crouch Hill Stations
- Offered Furnished
- Available 24th of September







Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

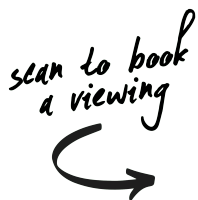
167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



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 wheelchair, 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 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

has been exercised in the use of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

