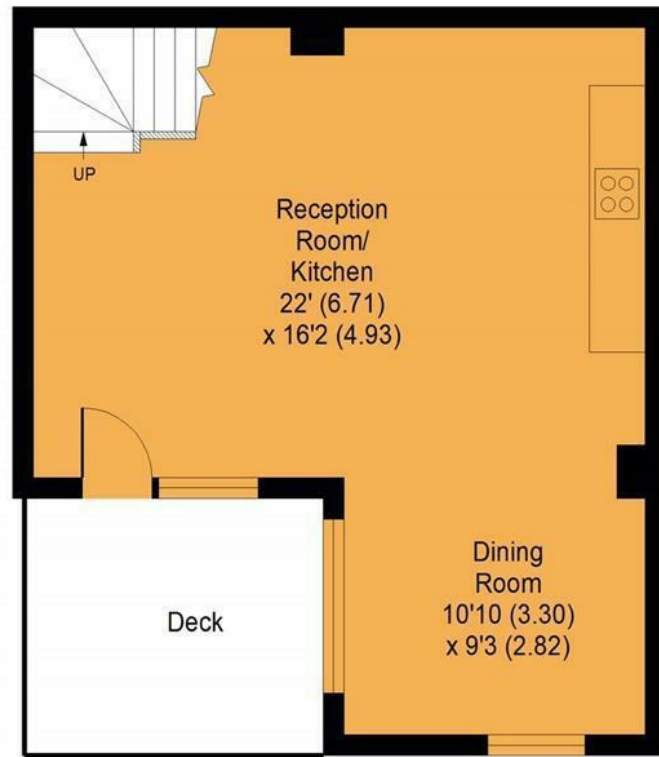


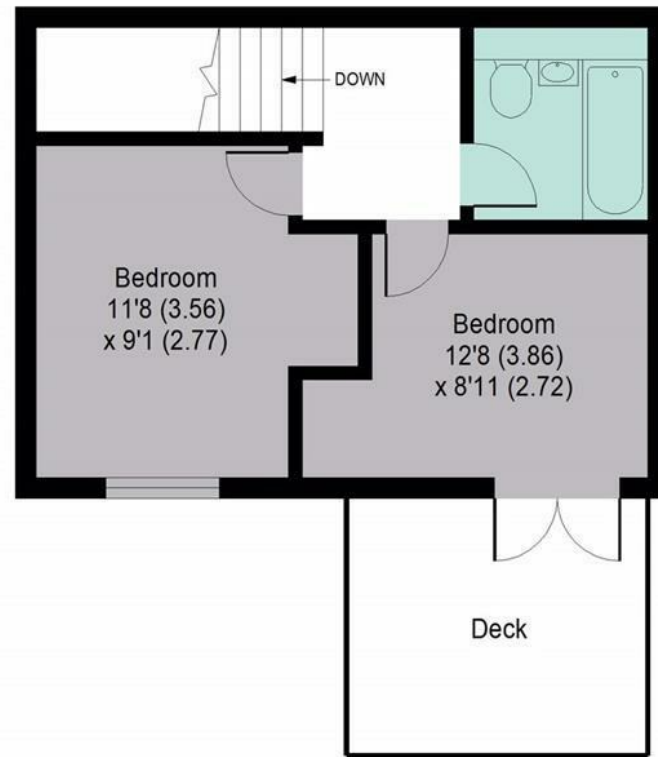


## Fonthill Mews, N4 3TX

APPROX. GROSS INTERNAL FLOOR AREA 803 SQ FT / 74.6 SQ M



GROUND FLOOR



FIRST 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 basis of valuation.



DAVIES & DAVIES ESTATE AGENTS

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FONTHILL MEWS

2 BEDROOM | 1 BATHROOM | HOUSE - TERRACED



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

E  
ISLINGTON- FINSBURY PARK  
WARD

DEPOSIT AMOUNT:

£3,288\*

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.

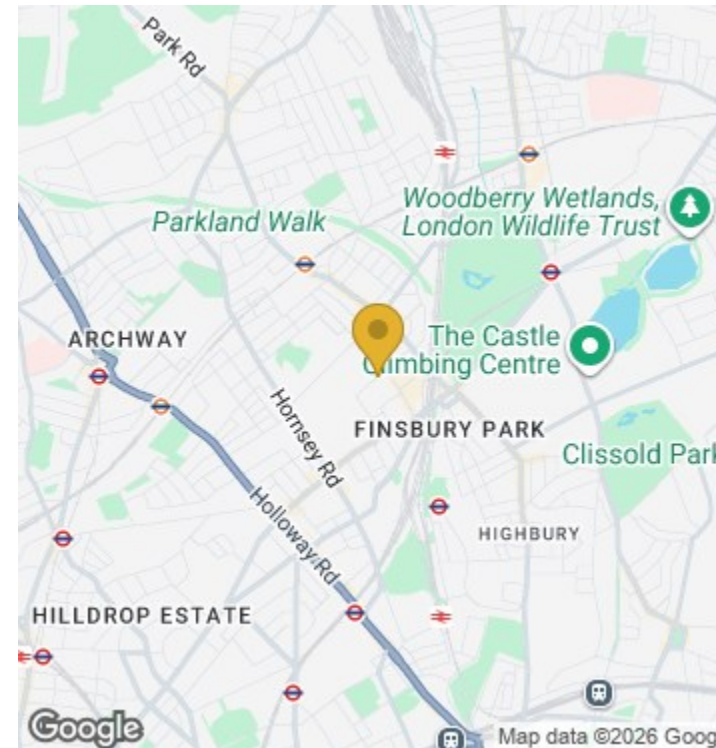
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- DECKED ROOF TERRACE
- UNFURNISHED
- AVAILABLE IMMEDIATELY
- EPC RATING C
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£3,200 PCM

Hidden behind a beautiful wood and cast iron gate, this two bed apartment provides a welcome sanctum away from the clamour of the City. Beyond a jet black farmhouse door sits an airy living and dining area lavished in 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, while a bespoke crafted island boasts lockable wheels for ultimate customisable living options. Ascending the natural sisal carpeted staircase, complete with tailored steel railings, you'll discover the bright first floor double bedrooms. Both boast a glut of space and natural light, with one providing access to the private decked roof terrace via two wood framed doorways. Marvel over views of Inner North London rooftops and greenery whilst surveying the communal garden area below, it's winding path framed by carefully selected planting and raised spotlights. Peering into the bathroom you'll find a desirable roll top bath and rainforest shower set against subway tiling with contrast grouting.

VIEW MORE ON  
OUR WEBSITE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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			
(82 plus) A			90
(61-81) B		78	
(49-60) C			
(39-48) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

