



Fonthill Road, N4 3HU

Guide Price £435,000
Share of Freehold



Fonthill Road N4

Presented to the market on a chain free basis and with a Share of the Freehold, a charming two bedroom in the heart of Finsbury Park.

Arranged over the first floor of an imposing Victorian conversion and offering 483 SQ FT/ 44.9 SQ M of well-maintained living space, features include a spacious open-plan reception/kitchen with two large sash-windows providing ample of natural light and a range of wall and base units, provide plenty of space for essential kitchen appliances and storage. Next door, a practical shower room with large, heated towel rail, low level WC and hand wash basin with vanity unit and one of the bedrooms, currently in use as a study/office space. At the rear, nicely tucked away from the rest of the flat and overlooking the neighbouring gardens, the spacious main bedroom.

Located in a very convenient position; a short walk to Finsbury Park station (Victoria & Piccadilly lines, National Rail and Thameslink services) and the growing selection of local coffee shops, bars, and eateries at both Stroud Green & Crouch End. The green and open spaces at Wray Crescent, Finsbury Park and the Parkland Walk are also close by. Don't forget to check out the new City North Quarter, adding an array of exciting new commercial spaces like a Picturehouse Cinema and M&S Foodhall.

Two bedrooms | Share of Freehold | Chain free sale | Fantastic location close to local amenities | Open-plan kitchen/reception | Fully double glazed | 483 SQ FT/ 44.9 SQ M | Short walk to Finsbury Park Station

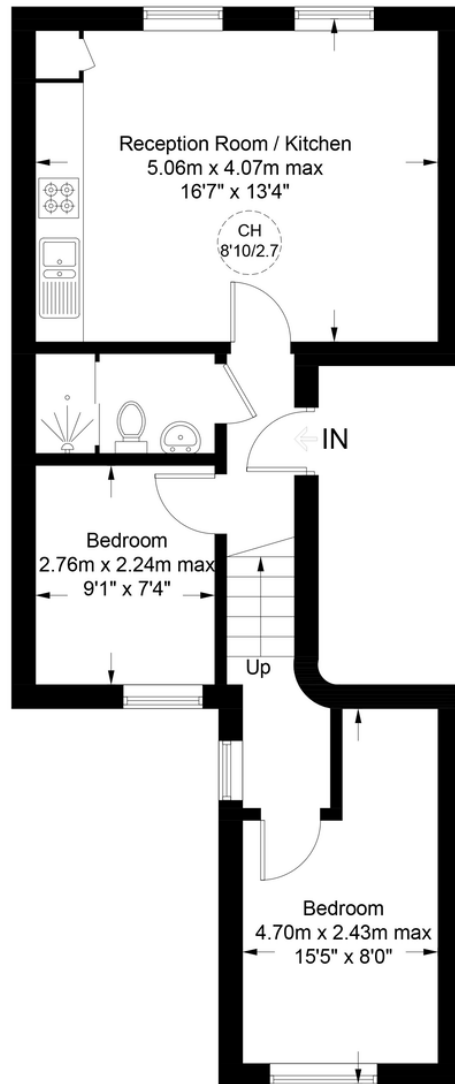






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Approximate Gross Internal Area = 483 sq ft / 44.9 sq m



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID950635)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

