



Fonthill Road, N4 3JJ

Guide Price £375,000
Leasehold



Fonthill Road N4

Presented to the market on a chain free basis, a beautifully presented and surprisingly spacious one-bedroom flat located in the heart of vibrant Finsbury Park.

Arranged over the first floor and offering a generous 491 SQ FT/ 45.6 SQ M of stylish internal living space. Accessed via an external communal stairway and own entrance, first you are greeted by a useful internal lobby allowing a great space for shoes and coats. Next, the spacious living room; a combination of wooden flooring and crisp white walls craft an enjoyable space. Boasting a large sash window, filling the room with wonderful natural light. Other benefits include a large utility cupboard adding a touch of practicality for everyday life. Next door, a further internal hallway with additional storage cupboard, a sliding door maximises space and leads to a sleek modern three-piece bathroom suite, complete with low level WC, floating wash hand basin, combination shower bath and large heated towel rail. Bespoke shelving provides useful storage.

To the rear, a galley-style kitchen with a range of high gloss wall and base units providing fantastic space for storage, food prep, there is space for a large fridge freezer and integrated oven hob and extractor, a large window overlooks the attractive leafy communal gardens (access only for residents).

Finally, a spacious double bedroom with access to a communal balcony shared with one other flat also enjoying a lush green and quiet outlook.

Situated on Fonthill Road, a stone's throw away from the fantastic transport connection of Finsbury Park Station (Piccadilly & Victoria lines, National Rail and Thameslink services) and the abundance of restaurants, bakeries, bars, and shops surrounding the City North development. Nature lovers will also get their money's worth with the green spaces of Finsbury Park and the nature reserve Parkland Walk only a short stroll away.

Stylish one bedroom apartment | Accommodation arranged over the first floor | Beautifully presented throughout | Spacious reception that benefits from wonderful afternoon light | Separate galley style kitchen | Inbuilt utility cupboard and storage cupboard | Double glazed throughout | impressive EPC rating B | Quiet and comfortable double bedroom | Modern and well-proportioned bathroom | Access to communal balcony and further communal garden | Convenient location for transport | A wonderful array of local eateries |




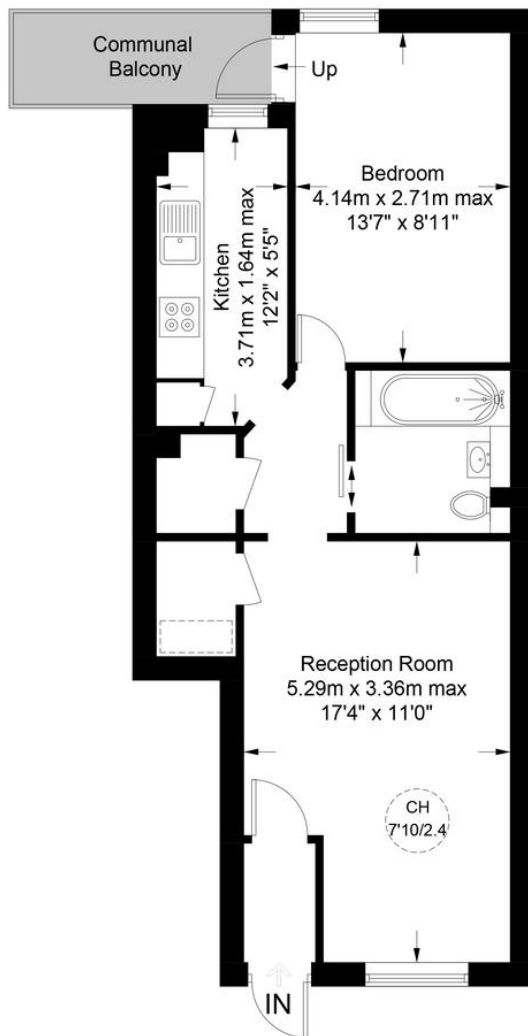




Lenton Terrace, N4

Approximate Gross Internal Area = 491 sq ft / 45.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 4 sq ft / 0.4 sq m
Total = 495 sq ft / 46.0 sq m

 = Reduced headroom below 1.5m / 5'0



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. (ID1014897)



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