



Fonthill Road, N4 3JH

Guide Price £450,000  
Long Leasehold 900+ years



# Fonthill Road N4

Welcome to this exceptional one-bedroom flat, tucked away on the top-floor of a modern apartment building on Fonthill Road, N4. Newly converted in 2018, this home is finished to an impeccable standard, offering a quiet retreat in the midst of vibrant Finsbury Park.

Entering through the pristine communal hallways, you'll immediately notice the care that goes into the upkeep of the building. With both stair and a lift for access, the building caters to modern accessibility needs and includes a secure bicycle storage area for added practicality. Step inside the flat, where a welcoming entrance hallway immediately sets the tone for its well-considered design. A range of storage cupboards provide ample space to neatly store belongings and include a dedicated utility area for added functionality. The double bedroom offers a spacious and thoughtful layout, featuring bespoke built-in storage systems with a mixture of hanging rails, shelving, and drawers. Two casement windows frame stunning rooftop views, filling the space with natural light and creating a peaceful retreat from the hustle and bustle below. Next door, the modern bathroom features neutral tiling throughout and is fitted with a shower/bath combination, inset WC, and a sink unit with vanity storage above and below. A heated towel rail adds a touch of luxury and comfort. The heart of this home is undoubtedly the expansive open-plan living area, natural light floods the space and creates a really inviting atmosphere. The reception area offers plenty of room to unwind while enjoying elevated views of the surrounding neighbourhood. The kitchen is beautifully designed and fitted with a range of wall and base units offering an abundance of storage and space for integrated appliances, a sleek breakfast bar further adds a perfect spot for casual dining and entertaining friends and family.

Situated in a prime location on Fonthill Road, the flat is perfectly positioned to enjoy the fantastic selection of local restaurants, shops and pubs of Finsbury Park, as well as the nearby neighbourhoods of Stroud Green and Highbury. It's also a fantastic location for commuters, with the excellent transport links at Finsbury Park Station (Piccadilly & Victoria lines, National Rail, and Thameslink services) only a stone's throw away. Nature lovers will appreciate the proximity to the expansive green spaces of Finsbury Park itself, as well the popular nature reserve Parkland Walk.

Offered to the market on a chain free basis, early viewings are highly recommended!

One bedroom flat | Impressive 613 SQ FT – 57 SQ M | Immaculate condition | Underfloor heating throughout | Titan mechanical heat recovery ventilation system | EPC B | Fantastic natural light | Easy access to local amenities and transport links | Quiet and elevated top floor location







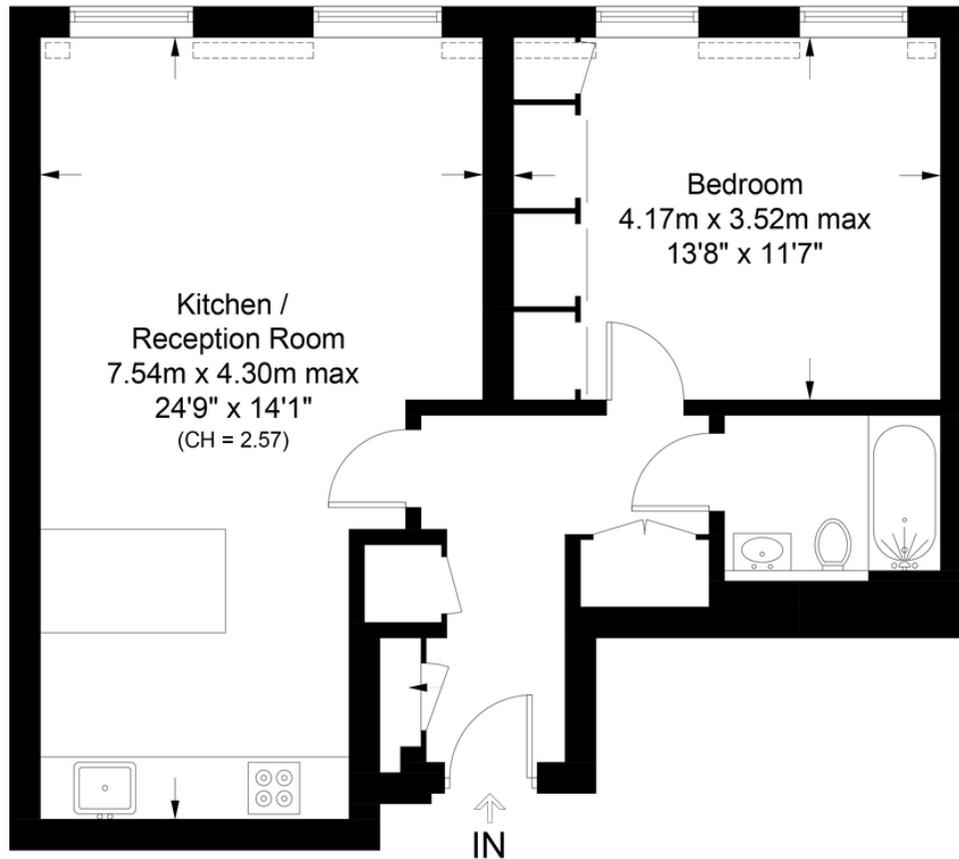
## Fonthill Road, N4

Approximate Gross Internal Area = 604 sq ft / 56.2 sq m  
Reduced Headroom = 9 sq ft / 0.8 sq m  
Total = 613 sq ft / 57.0 sq m

# DAVID ANDREW

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 = Reduced headroom below 1.5m / 5'0



### Third Floor



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>	85	85
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Certified Property Measurer

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. (ID1146880)

DAVID ANDREW your most valuable asset

#### Agent's Note:

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