



## 5 164 FONTHILL ROAD N4 3HP

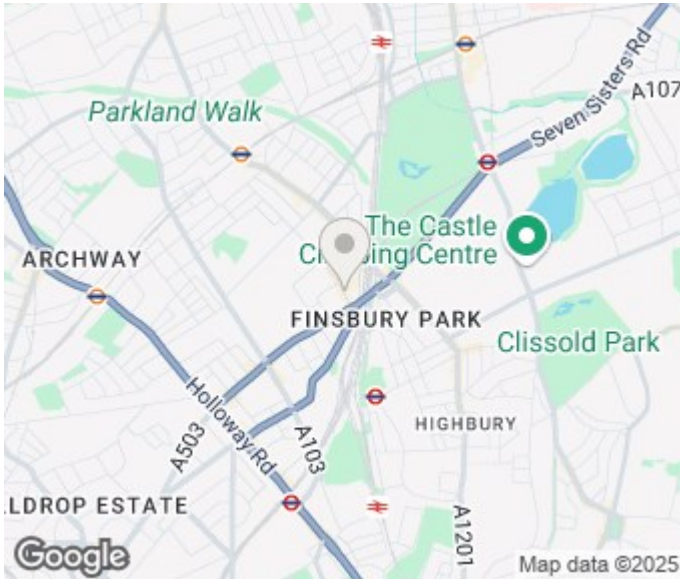
£1,395 PCM

A recently refurbished self contained second floor studio apartment moments from Finsbury Park station, Situated on Fonthill Road with access to a variety of transport links. Rent includes the heating and hot water.

With Stroud Green Road on your doorstep, you are spoilt for choice on the so called foodie strip of North London. Here lies an abundance of culinary delights, from award winning Indian takeaway to Italian dining to the infamous Max's Sandwiches just up the road. Independent retail also reigns along this road, even hosting an annual Shop Local festival to keep your halo polished. Transport options abound, sitting within walking distance of Finsbury Park interchange and a variety of popular bus routes, providing direct access to Central and East London.

Available 5th May on a furnished or unfurnished basis.

# Hemmingfords



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings & Sales  
 Second Floor  
 34 Upper Street  
 London  
 N1 0PN

020 3890 7470  
 info@hemmingfords.co.uk  
 www.hemmingfords.co.uk

**Hemmingfords**