



**Fonthill Road**

**1 Bedroom**

**£1,650 pcm + security  
deposit**

Finsbury Park, London Finsbury Park





## Flat A, 62 Fonthill Road

### Description

- |                     |                      |
|---------------------|----------------------|
| ■ Flat              | ■ 1 Bed              |
| ■ 1 Reception       | ■ 1 Bathroom         |
| ■ Energy Rating : D | ■ Council Tax Band C |
| ■ Furnished         | ■ Shower             |
| ■ Separate WC       | ■ Garden             |
| ■ Washing Machine   | ■ Dish Washer        |

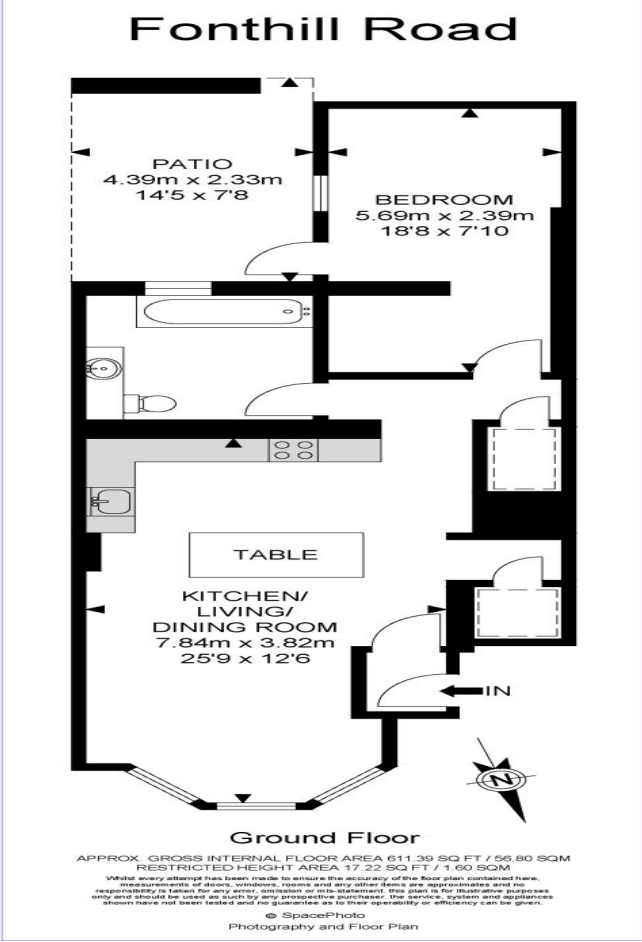
Ariston Property is pleased to present this outstanding completely refurbished one bedroom Victorian converted flat, minutes from Finsbury Park station and a huge array of local amenities. This exceptional property comprises of a spacious open plan lounge, high tech modern fully fitted kitchen with island/counter, dishwasher, dining area, double bedroom, modern tiled bathroom, gas central heating with smart meter/gas boiler and private rear paved garden. Please note - due to restrictions in the lease pets are not permitted.



### Accommodation Comprises:







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68	73	(55-68) D	67	74
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England	EU Directive 2002/91/EC		England	EU Directive 2002/91/EC	



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Our

We require a Holding Deposit equal to 1 week's rent (approx £380.77) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £1903.85)

The following fees may also be charged during your tenancy

Lost/replacement	keys/security	fobs
Rent	arrears	fees/charges
Change	of	tenancy
Early	termination	fee

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Ariston Property cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.