



Fonthill Road, Finsbury Park, N4 3JH

ASKING PRICE
£1,100,000

 Coultons

PROPERTY SUMMARY

Freehold commercial with upper parts available to purchase.

Fonthill Hill Road is situated in the heart of Finsbury Park and Stroud Green which have a vast array of bars, restaurants and coffee shops as well as the green spaces of Finsbury Park itself. There are excellent public transport links which includes local buses, and Finsbury Park Underground Station (Piccadilly Line and Victoria Line - Zone 2), and Railway Station, giving easy access into Central London and beyond.

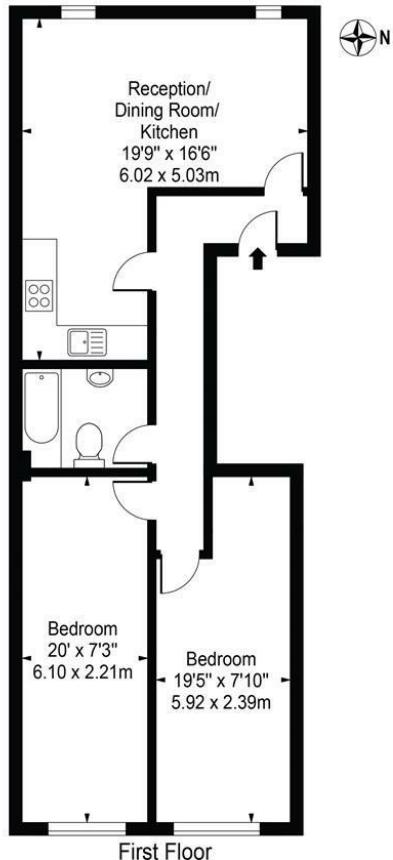
In our opinion this would be an ideal purchase for a first time buyer and viewing is highly recommended.





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Approx. Gross Internal Area 666 Sq Ft - 61.87 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Islington

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		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