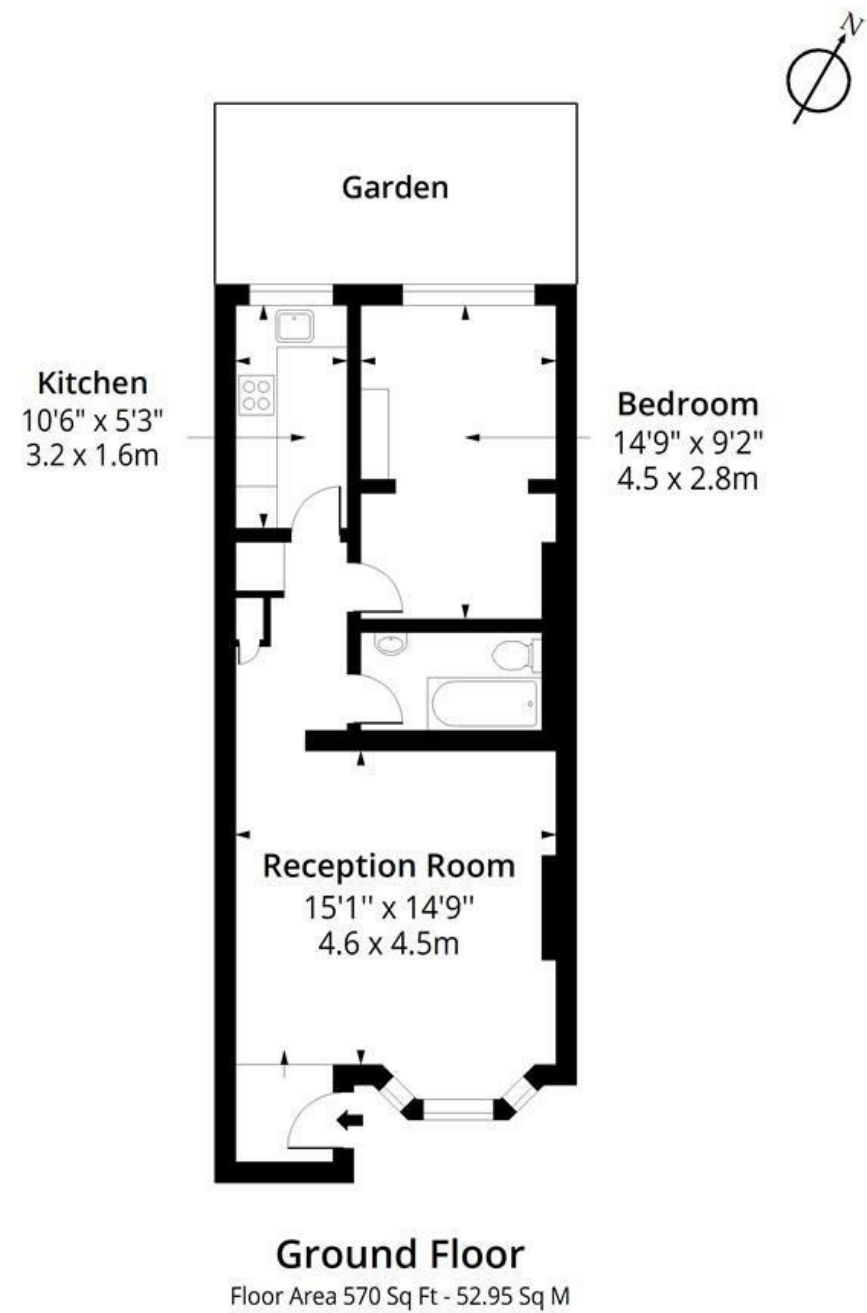




## Hanley Road

Approx. Gross Internal Area 570 Sq Ft - 52.95 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of Valuation.



**DAVIES & DAVIES ESTATE AGENTS**

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**HANLEY ROAD**

**1 BEDROOM | 1 BATHROOM | FLAT**





MATERIAL  
INFORMATION:

> LEASEHOLD 150 YEARS

> PEPPERCORN  
GROUND RENT

> AD HOC SERVICE  
CHARGE

> COUNCIL TAX C

> EPC C

KEY FEATURES

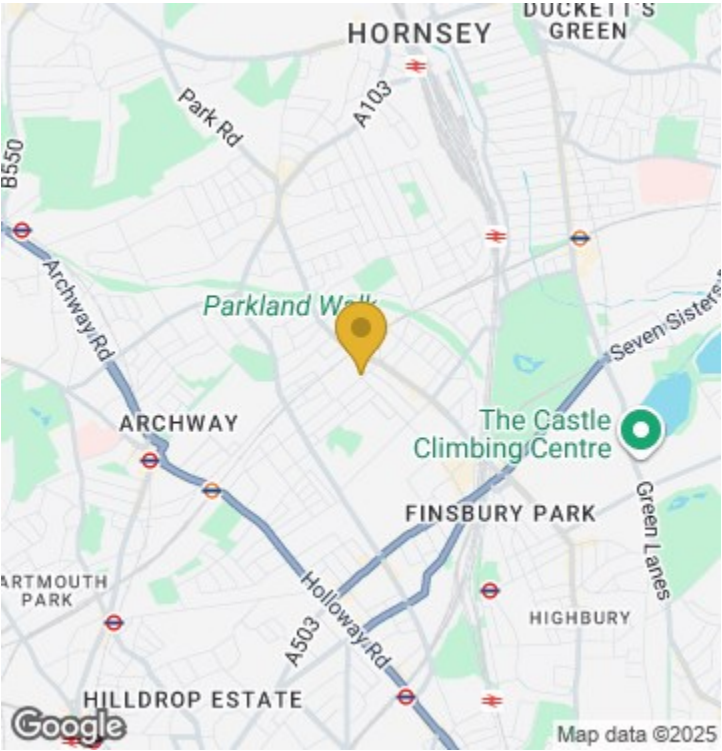
- 1 DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- OFFERED CHAIN FREE
- PRIVATE ENTRANCE
- 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR  
£425,000

Your attractive, one bedroom garden flat is full of charming features and natural light, sitting proudly along tree-lined Hanley Road. Found just off popular Stroud Green Road, your inner North London sanctuary awaits.

Ideal for couples and young professionals alike, this one bedroom home is located in the leafy and vibrant neighbourhood of Stroud Green. Transport wise, you'll find Crouch Hill Station awaits just 0.4 miles away and Finsbury Park Station a mere 0.8 miles away, both within walking distance. Check out our Neighbourhoods page for a wealth of local recommendations.

SEE MORE  
PROPERTIES  
ONLINE



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 75                      | 76        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  |                         |           |
|                                                                 |  | EU Directive 2002/91/EC |           |



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 1

