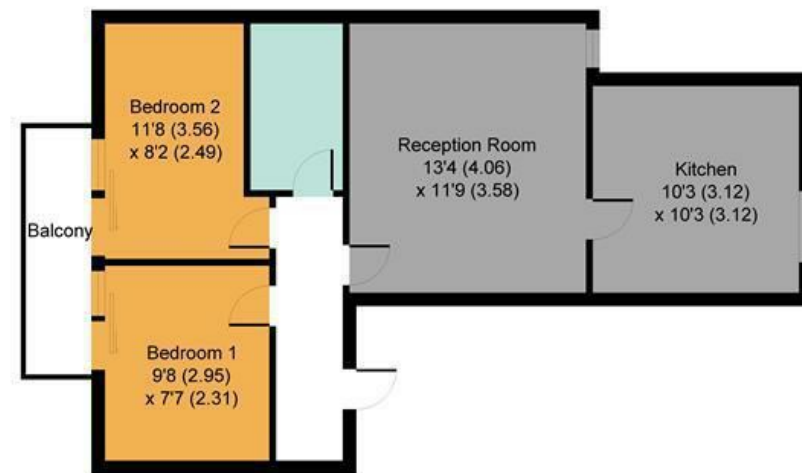




Hanley Road

APPROX. GROSS INTERNAL FLOOR AREA 526 SQ FT / 48.9 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, omission 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

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www.daviesdavies.co.uk

HANLEY ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> SHARE OF FREEHOLD

> 125 YEAR LEASE FROM 03.1988

> £75PM FREEHOLD CHARGE

> £0 GROUND RENT

> COUNCIL TAX BAND C

> EPC C

KEY FEATURES

- 2 DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- OFFERED CHAIN FREE
- WELL PRESENTED THROUGHOUT
- EPC RATING D
- 0.9 MILES TO FINSBURY PARK STATION

YOURS FOR
£475,000

Striking sash windows in a fabulous location in the heart of leafy Finsbury Park... this two double bedroom apartment will make a fantastic home.

Being less than a mile from Finsbury Park Station, your daily commute should be an absolute breeze, connecting to the Victoria, Piccadilly and National Rail lines with ease. As for the local area, we must recommend The Faltering Fullback aka the 'Ewok Village' of pubs (due to its extensive multi-tiered beer garden) and Seasons Kitchen, who use locally sourced ingredients in their menu and make a smashing chocolate-infused gravy at Christmas. Sure, it's only Autumn but we love a good gravy.

SEE MORE
PROPERTIES
ONLINE



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

