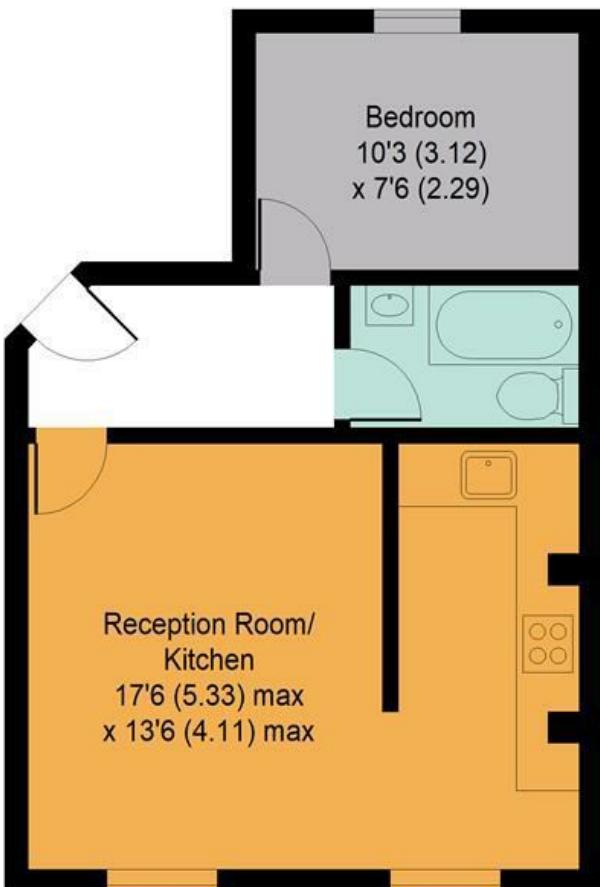




## Hanley Road

APPROX. GROSS INTERNAL FLOOR AREA 400 SQ FT / 37.2 SQ M



### THIRD FLOOR

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 basic of valuation.



**DAVIES & DAVIES ESTATE AGENTS**

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

**HANLEY ROAD**

1 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

> EPC RATING: C

> COUNCIL TAX BAND: C

> SHARE OF FREEHOLD BY COMPLETION

> CLOSE TO FINSBURY PARK STATION

## KEY FEATURES

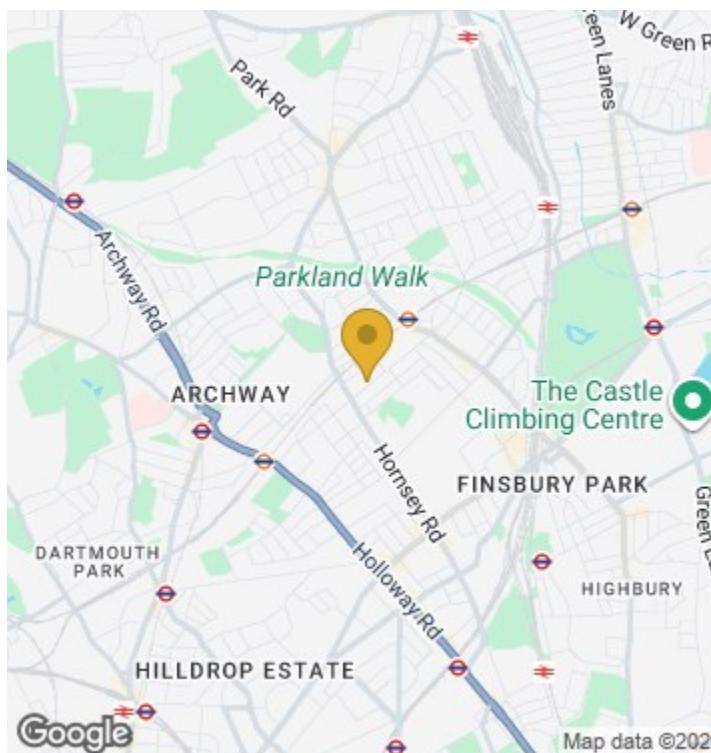
- THIRD-FLOOR VICTORIAN CONVERSION
- BRIGHT OPEN-PLAN LIVING SPACE
- MODERN KITCHEN
- QUIET DOUBLE BEDROOM
- STYLISH BATHROOM WITH BATH
- CLOSE TO FINSBURY PARK STATION

YOURS FOR  
£385,000

Set on the third floor of a well-kept Victorian conversion, this beautifully bright one bedroom apartment offers a thoughtfully designed layout, stylish interiors and far reaching rooftop views, all moments from Finsbury Park Station.

Hanley Road is a popular residential street tucked just off Stroud Green Road, perfectly placed for the cafés, bakeries and neighbourhood favourites that define this part of North London. Finsbury Park Station (Victoria, Piccadilly & National Rail) is a short walk away, offering fast, direct connections across the city, while nearby green spaces provide a welcome balance to urban living.

SEE MORE  
PROPERTIES  
ONLINE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			

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

