



ABSOLUTE
PROPERTY

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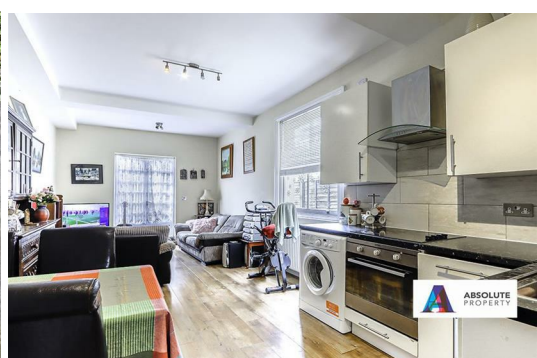
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**30a Hanley Road, London
N4 3DR**

£565,000

Absolute Property are pleased to offer this two bedroom Edwardian ground floor garden flat located within walking distance of Crouch Hill Rail and Finsbury Park underground stations. Stroud Green Road is only around the corner offering many local amenities and leading to the green expanses of Finsbury Park. Benefits include two double bedrooms, modern bathroom, open plan kitchen/lounge, own rear gardens. Viewing is highly recommended.

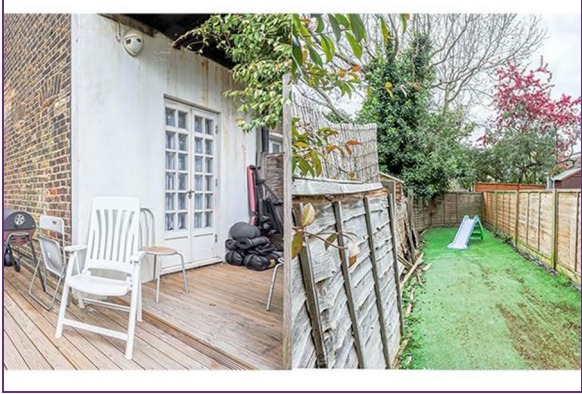
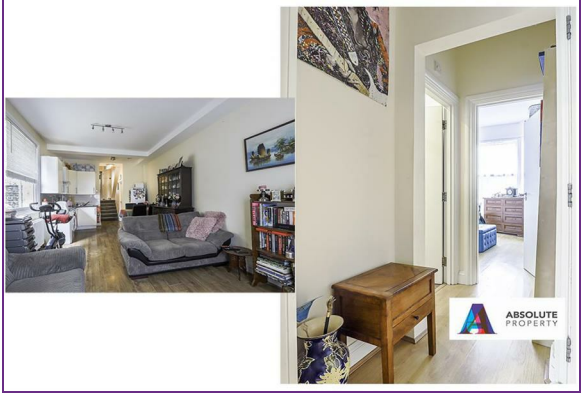


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Lounge/Kitchen:
21'9 x 10'2 (6.40m'2.74m x 3.05m'0.61m)

Bedroom one:
12'9 x 11'7 (3.66m'2.74m x 3.35m'2.13m)

Bedroom Two:
10'4 x 9'4 (3.05m'1.22m x 2.74m'1.22m)



Energy Efficiency Rating		Score	Pass/Fail
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher rating costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Score	Pass/Fail
92-100	A		
81-91	B		
69-80	C		
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49-54	E		
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39-44	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	