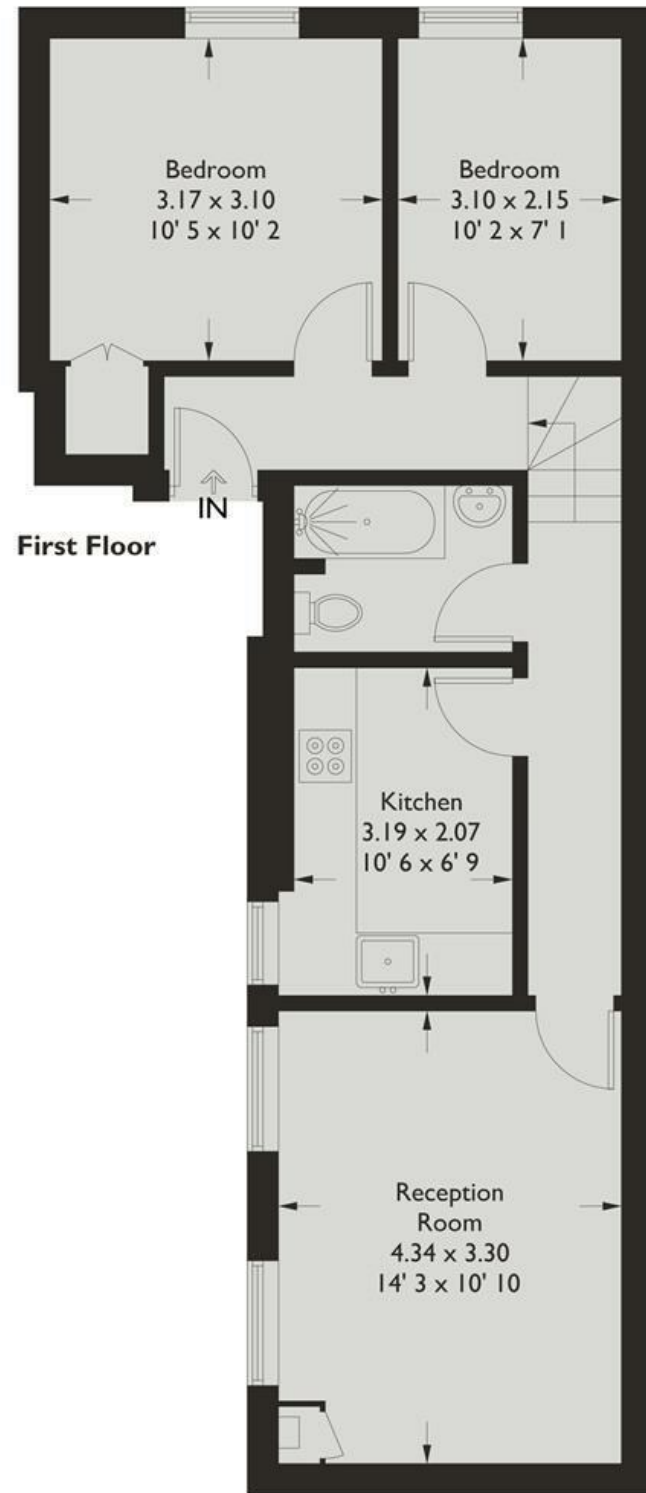




577 SqFt Interior



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**DAVIES & DAVIES ESTATE AGENTS**

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

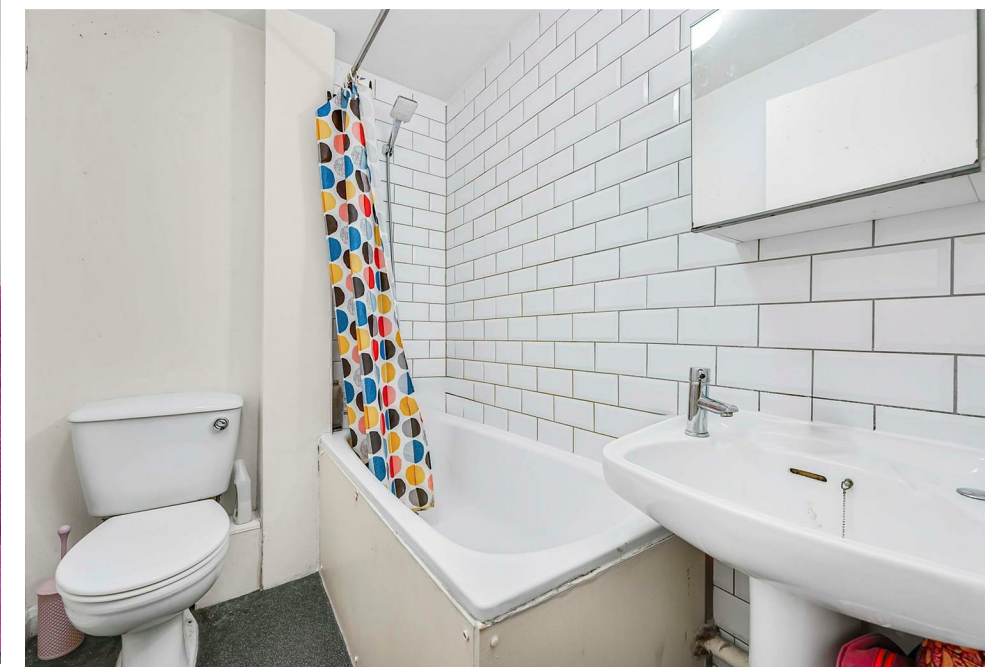
0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

**HANLEY ROAD**

**2 BEDROOM | 1 BATHROOM | FLAT**





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
ISLINGTON- TOLLINGTON  
WARD

DEPOSIT AMOUNT:

£2,307\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- 2 BEDROOM FLAT
- 2ND BEDROOM OR HOME OFFICE
- UNFURNISHED
- AVAILABLE FROM 19TH AUGUST
- EPC RATING C
- 0.7 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£2,000 PCM

Neutral decor presides throughout this chic apartment, perfect for couples looking for an extra room to use as a home office. Ideally located, just 0.7 miles from Finsbury Park Station and 0.5 miles to Crouch Hill Overground.

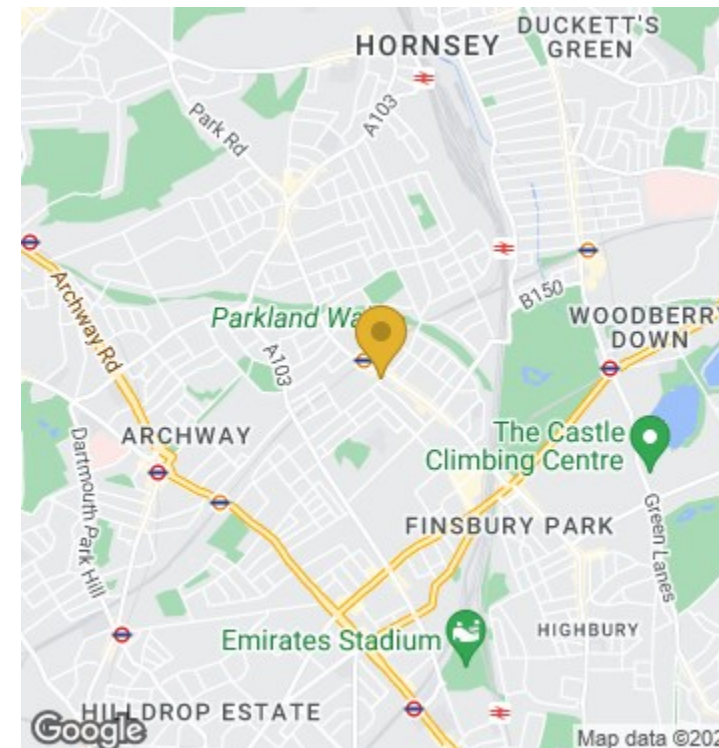
Fresh white walls and neutral grey carpeting welcomes you throughout your new apartment, in the heart of leafy Hanley Road. The reception room is the perfect blank canvas for your own stylish furnishings and plant collection.

Next door awaits the contemporary kitchen, fitted with integrated hob/oven and fridge/freezer in shades of white and chrome. You'll feel right at home here to cook up a feast for two (or six, depending).

Up a small flight of steps, a covetable inbuilt wardrobe can be found in each bedroom, with two panelled windows providing a wealth of natural light. The second bedroom can be used as a study / home office should you wish, in identical clean neutral shades.

Back downstairs you'll find the nice sized bathroom and WC, adorned in crisp white tiling and boasting full sized bath tub with overhead shower plus mirrored sink area.

This two bedroom home is located in the leafy and vibrant neighbourhood of Stroud Green. Check out our Neighbourhoods page for a wealth of local recommendations. 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 easily accessible by foot.



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		73	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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

