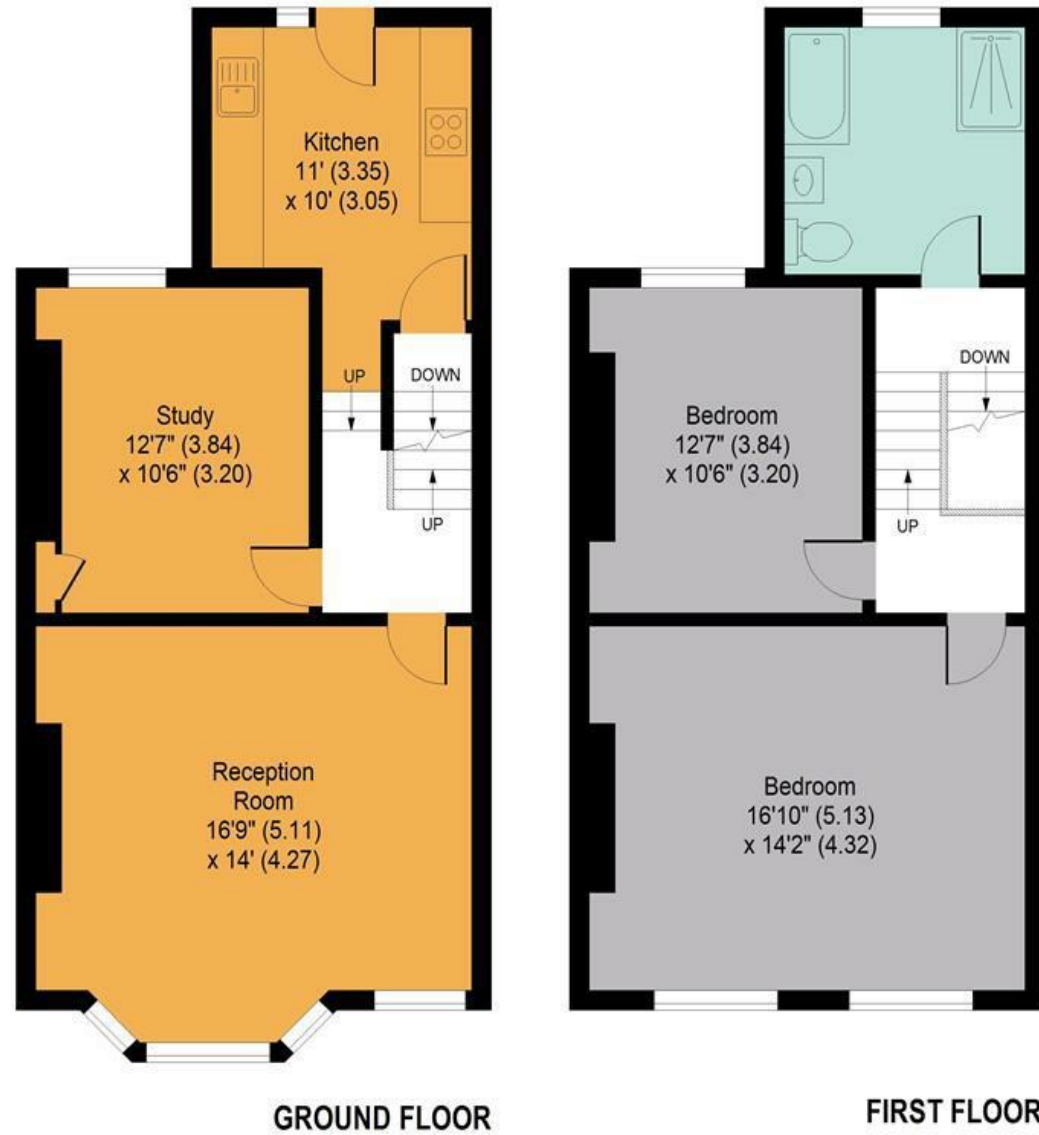




## Hanley Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 1084 SQ FT / 100.7 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**

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**HANLEY ROAD**

**3 BEDROOM | 1 BATHROOM | MAISONETTE**





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

DEPOSIT AMOUNT:

£3,461\*

CONTRACT TERM

12 MONTHS

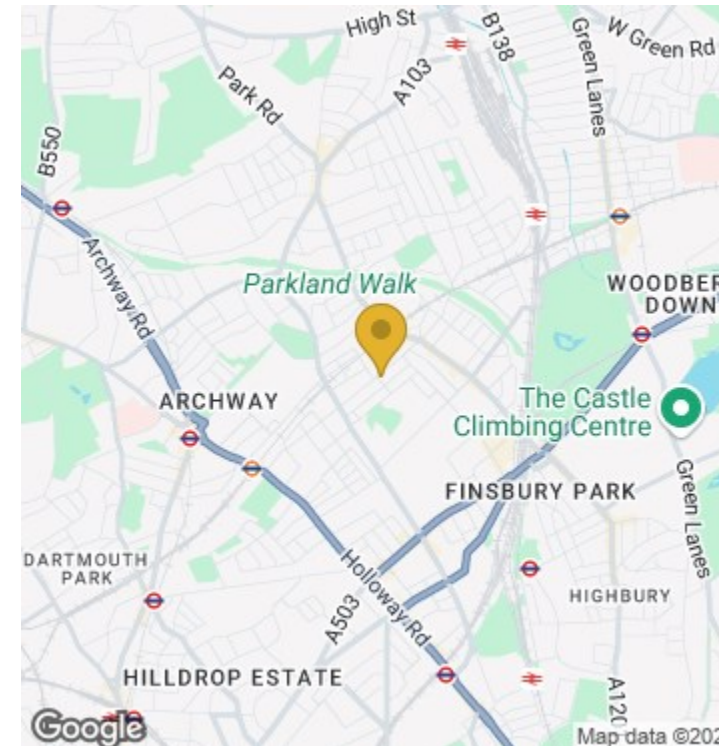
\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- 3 DOUBLE BEDROOMS
- PART FURNISHED
- AVAILABLE FROM 21ST NOVEMBER
- RAIN FOREST SHOWER
- PRIVATE REAR GARDEN
- 0.8 MILES TO FINSBURY PARK STATION

YOURS FOR  
£3,000 PCM

Three arched sash windows fill the deep original bay in the reception room, framed by chic floor-length cream coloured curtains. Painted in a soothing laurel green, this softly carpeted room grants an expanse of space for an awe-inspiring housewarming gathering upon move-in. Prepare fantastic canapés for guests upon the butcher-block worktops in the kitchen, or steal a bottle of Dom Pérignon from the inbuilt wine chiller to really impress them. Encourage envious friends and proud parents to step across geometric illusion feature tiling towards the rear garden, shadowed by a canopy of mature Sycamore trees. Throw canapé platters into the recessed double bowl kitchen washbasin or integrated dishwasher before showing visitors the upper floors through a striking deep grey painted stairway. Next on the tour awaits the bathroom, decked in dazzling white ash wooden floorboards and surrounded by crisp, white walls. Flaunt your glee in being the proud owner of a deep, double-ended bathtub and a luxuriously large walk-in rainforest shower enclosure, both surrounded in exquisite Carrara style grey-white marble tiling. All three double bedrooms will be sure to tempt guests to stay a night or two (or five). Furnished with two tall white wardrobes and accompanying stylish dressers, the master bedroom is filled with light from two exceptionally large sash windows and pastel blue floor-length curtains for when night falls. Currently doubling up as a guest room and home office, the third bedroom is decked in dark walnut wood and furnished with a chunky wooden drop leaf table and mid-century modern side cabinet.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(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		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
(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: 3
- BATHROOMS: 1
- RECEPTIONS: 1

