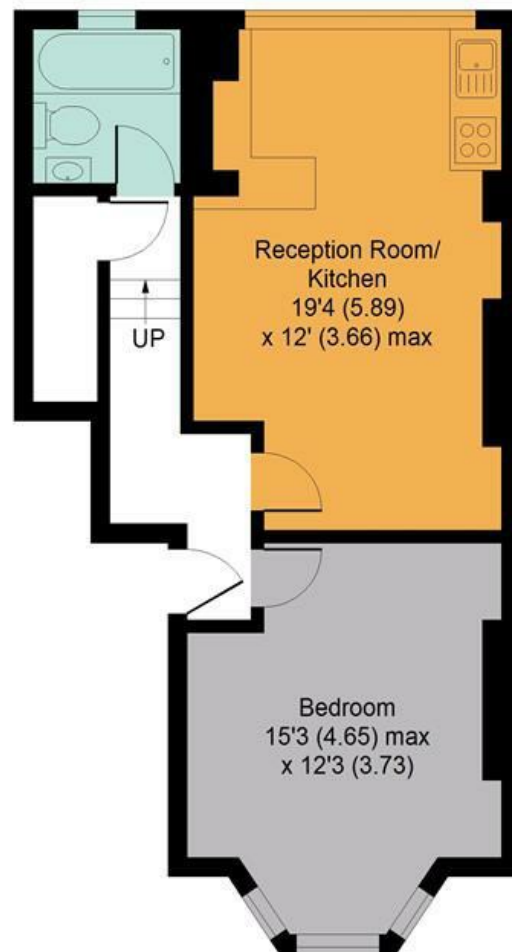




Hanley Road

APPROX. GROSS INTERNAL FLOOR AREA 514 SQ FT / 47.8 SQ M



GROUND 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 basis of valuation.

www.londonpropertyassessments.co.uk



DAVIES & DAVIES ESTATE AGENTS

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HANLEY ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
ISLINGTON

DEPOSIT AMOUNT:

£2,221*

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

- 1 DOUBLE BEDROOM
- RAISED GROUND FLOOR
- UNFURNISHED
- AVAILABLE 11TH DECEMBER
- EPC RATING C
- 0.7 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,925 PCM

Entering the bedroom you'll be welcomed by mustard yellow curtains warmly framing a bay window. Newly fitted real wood flooring and a fireplace in a marble aesthetic add sleekness and charm. Glossy black splash back tiles catch the eye in the open plan living room/kitchen. An L-shaped worktop providing a breakfast bar and shiny white cabinets complement the dark tiling perfectly. Enjoy a leafy green view while preparing hearty meals for your guests. Ornate black and white floor tiles in the bathroom freshen up the minimal frosty white flair. You'll find a heated towel rail, white storage cabinets and a full-sized tub. The property was refurbished in 2018.

VIEW MORE ON
OUR WEBSITE



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	71	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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 ₂ emissions		
England & Wales	72	80
EU Directive 2002/91/EC		

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

