



Hanley Road

London, N4

Asking Price £950,000

This spacious three-bedroom, two-bathroom maisonette is arranged over three floors and offers generous living space throughout. The property features a bright and stylish reception room, a modern separate kitchen with direct access to a private terrace and garden and a top-floor bedroom with its own balcony and en-suite. Additional benefits include period features throughout, ample built-in storage and a guest w/c.



Hanley Road

London, N4

- Three Bedrooms
- Three Floors
- Garden
- Terrace & Balcony
- Great Location



Hanley Road is in close proximity to a vast array of shops, cafes and restaurants located in neighbouring Crouch Hill, Crouch End and Finsbury Park. The Parkland Walk is a short walk away offering a beautiful woodland walk and nature reserve. The area boasts excellent transport links. Crouch Hill over-ground station is nearby, as is Finsbury Park which offers fantastic underground, over-ground and bus routes. Excellent primary schools in the area - Ashmount, Coleridge and Duncombe.

Tenure: Freehold
Service Charge: N/A
Ground Rent: N/A
Local Authority: Islington Council
Council Tax Band: E

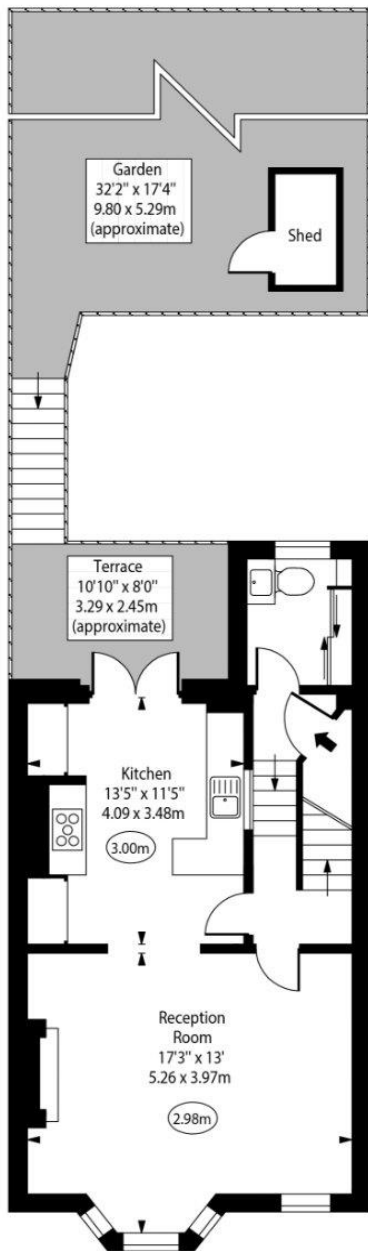
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

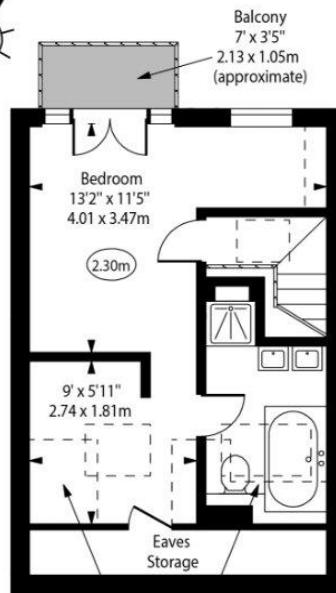
99-101 Parkway
Camden
London
NW1 7PP
camden@chestertons.co.uk
020 7267 2053
chestertons.co.uk

Hanley Road

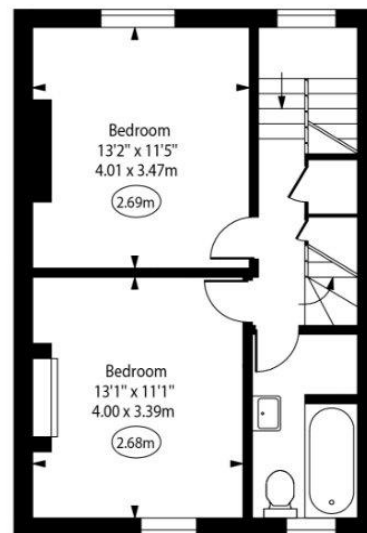
○ - Ceiling Height



First Floor
Gross Internal Area - 500 Sq Ft - 46.45 Sq M



Thirf Floor
Gross Internal Area - 385 Sq Ft - 35.77 Sq M



Second Floor
Gross Internal Area - 463 Sq Ft - 43.01 Sq M

Approx Gross Internal Area 1258 Sq Ft - 116.87 Sq M

Approx. Floor Area Including Restricted Heights 1348 Sq Ft - 125.23 Sq M
(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.
www.goldlens.co.uk
Ref. No. 027759R

