



Hanley Road, Finsbury Park, N4 3DR

£2,550 pcm



Exceptional brand new two bedroom garden apartme

Exceptional brand new two bedroom garden apartment, set within a quiet residential street close to Crouch Hill Station. This recently converted modern development, provides a wonderful mix of space and light alongside incredible fixtures and fittings throughout, making it the perfect home for a single person or couple who also require excellent transport links nearby. With wood flooring throughout and dual aspect windows, this ground floor property provides a great deal of natural light, whilst the open plan reception and kitchen is the perfect for entertaining or working from home, whilst it opens out to a large private garden with decked patio. There are two generous bedrooms, one of which has fitted wardrobes, whilst there are two beautifully appointed bathroom suites.

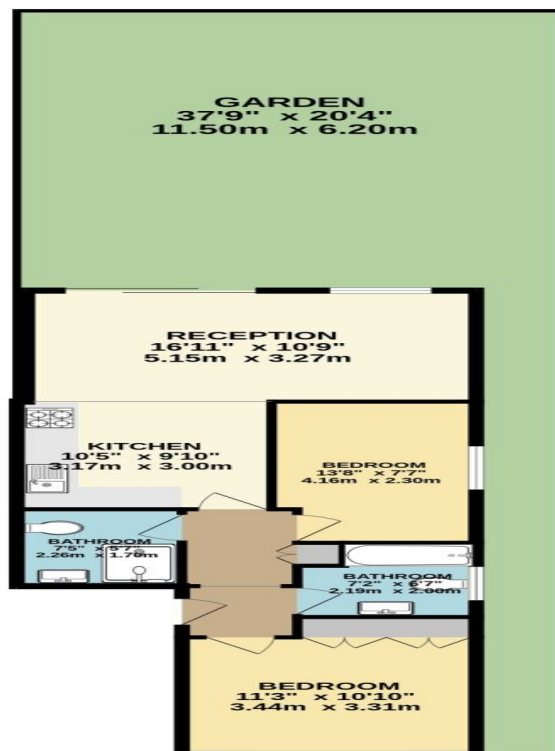
Hanley Road is perfectly located in close proximity to Crouch Hill and Stroud Green Road with an eclectic mix of local shops, restaurants and cafes to choose from, whilst Crouch Hill Station (Overland) and also Upper Holloway Station (Overland) are both within a short walking distance of the property as well As Finsbury Park Station (Piccadilly, Victoria and British Rail Lines) . Archway Station (Northern Line) is also close by, providing excellent transport links across London.

Key features:

- Brand New Conversion
- Two Double Bedrooms
- Open Plan Reception
- Two Modern Bathroom Suites
- Energy Rating : C
- Furnished or Unfurnished



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Registered Office: Gallia House, 695 High Road, North Finchley, London N12 0BT



Energy Efficiency Rating and Environmental Impact (CO2) Rating

Certificate Number : 0300-2281-7090-2097-4551

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0300-2281-7090-2097-4551>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Council Tax Band

Band:

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