



Hanley Road, Finsbury Park, N4 3DU

£1,500 pcm



Beautifully presented one bedroom garden flat, set wi

Beautifully presented one bedroom garden flat, set within this charming Victorian conversion close to Crouch Hill Station. Perfect for a single person or couple, the property comprises of one double bedroom, a semi open plan reception with modern galley kitchen, a modern bathroom and additional storage. There is a private patio garden as well as a communal garden at the rear. The property also has additional storage space.

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:

- Period Conversion
- One Double Bedroom
- Semi-Open Plan Reception
- One Bathroom
- Patio Garden
- Council Tax Band C



SALES | PROPERTY MANAGEMENT | LETTINGS





VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632
Registered Office: Galla House, 695 High Road, North Finchley, London N12 0BT

770-772 Holloway Road,
London N19 3JQ

info@hanleyestates.com
www.hanleyestates.com

T: 020 7263 3388
F: 020 7263 3399

Energy Efficiency Rating and Environmental Impact (CO₂) Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	75	77	(69-80) C	77	80
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England	EU Directive 2002/91/EC 		England	EU Directive 2002/91/EC 	

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: C

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