



Hanley Road, N4 3DW

Guide Price £490,000
Leasehold



Hanley Road N4

We're delighted to present this beautiful two-bedroom flat, offering a perfect blend of modern aesthetics and period charm, nestled in the heart of Stroud Green N4.

Arranged over the first floor of an attractive period conversion, lovingly improved and redecorated by the current owner, you'll immediately notice the attention to detail and thoughtful design.

A central hallway greets you upon entering; the rear of the property offers a main bedroom with bespoke built-in wardrobes and a sash window provides great natural light and a leafy outlook over the neighbouring gardens.

Further along the hallway, a bright and well-equipped kitchen with gas hob, oven, and fridge/freezer. Neutrally decorated wall and base units offer great storage, whilst wooden work surfaces add a touch of warmth to the space.

Next door, a three-piece bathroom suite featuring a low-level WC, countertop hand wash basin with practical vanity unit below, a large walk-in shower and heated towel rail.

Sleek, black fixtures and fittings add a touch of contemporary elegance, blending perfectly with the exposed brick accent wall.

To the front, a spacious and bright reception room; large bay windows with louvre shutters fill the space with fantastic natural light, creating a perfect space to unwind or entertain friends and family. The space is further enhanced by bespoke shelving/storage in the alcoves and period detailing such as decorative picture rails and coving to the ceiling. Next door, carrying on the design theme of the reception room, a versatile second bedroom creates a great space for a guest bedroom, nursery, or study.

Hanley Road is a wide, tree-lined road located in the heart of Stroud Green, perfectly placed to take full advantage of the convenient transport links of Crouch Hill (Overground) and Finsbury Park Station (Piccadilly & Victoria lines, National Rail and Thameslink services), as well as the wonderful selection of coffee shops, bars, and restaurants in both Stroud Green and Crouch End. Nature lovers will love the popular Parkland Walk Nature Reserve and the open green space at Finsbury Park, which are only a short stroll away.

Two-bedroom flat | Attractive period conversion | Perfect blend of modern aesthetics and period charm | Stylish three-piece bathroom suite | Spacious reception room | Separate kitchen | Fantastic natural light | Convenient location for transport and local amenities | Approx. 502 SQ FT – 46.6 SQ M





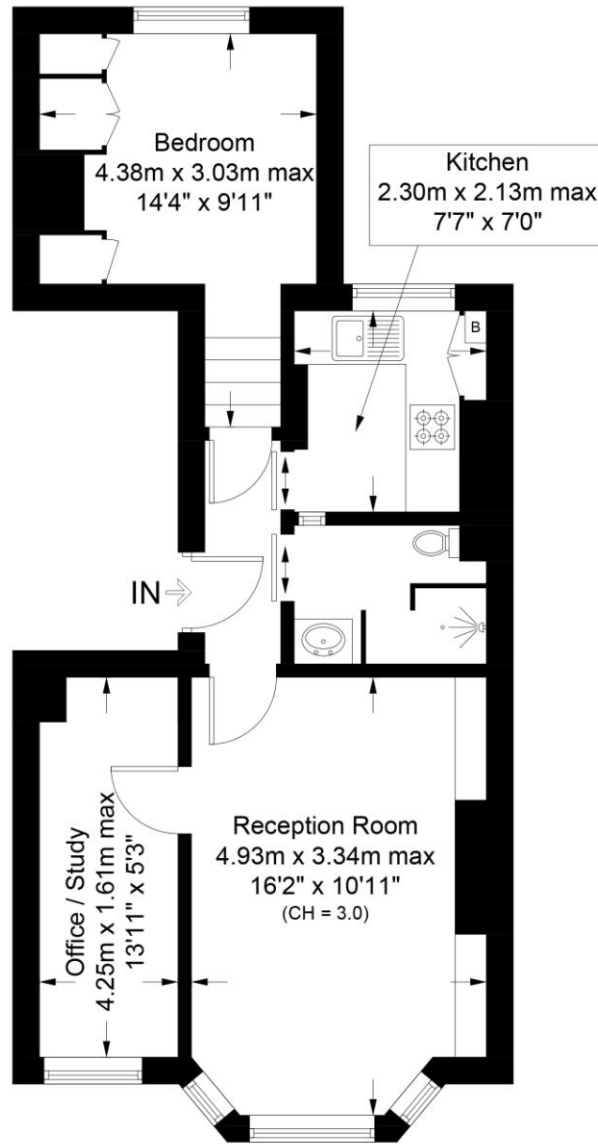


Hanley Road, N4

Approximate Gross Internal Area = 502 sq ft / 46.6 sq m

DAVID ANDREW

your most valuable asset



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1042338)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Certified Property Measurer



Agent's Note:

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