



Hanley Road, N4 3DW

Guide Price £800,000  
Leasehold



# Hanley Road N4 3DW

Wonderfully light and spacious three-bedroom flat with a beautiful private garden. The generous accommodation is arranged over the ground and lower ground floors within this imposing Victorian property, offering an impressive 1087 sq ft / 101.1 sq m of versatile internal living space and presented to the market chain-free.

Externally the building is in excellent decorative order, the front garden boasts, a new geometric tiled pathway, and a practical bicycle storage shed. An attractive front door with stained glass leads to the communal hallway, shared between three flats.

First, a grand separate reception space; a feature fireplace and stained wooden floorboards combine beautifully with the notable ceiling height and large bay window.

Next, three well-proportioned double bedrooms, all with the benefit of bespoke in-built storage. The middle bedroom at the rear is one of our favourite aspects, enjoying glorious light and direct access to the garden.

Moving on to the lower level, a modern three-piece family bathroom suite incorporating, inset WC, shower bath combination and floating wash hand basin all help maximise the visual spacing. Next door, a surprisingly large, combined kitchen dining space with further direct access to the garden. The well-equipped kitchen has ample space for every essential appliance and excellent countertop space, ideal for the enthusiastic chefs among us. The direct connection to the dining area creates the perfect space for large dinner parties or everyday family dinners.

Last but by no means least, the jewel in the crown, is a private south-west facing garden. Landscaped patio areas and a sea of greenery create an enviable urban oasis.

Internal viewings are highly recommended to fully appreciate the versatility of this ideal family home which has also proven to be a desirable rental opportunity in recent years.

Hanley Road is a wide treelined road located in the heart of N4, allowing convenient access to the transport links at Crouch Hill, Finsbury Park (Victoria & Piccadilly lines). Stroud Green provides a wonderful selection of coffee shops, bars, and local eateries. Don't forget to check out the City North development with M&S Foodhall, Theatre and Picturehouse cinema all on your doorstep. The popular Parkland Walk nature reserve is only a short walk away, excellent for dog walking, jogging or an enjoyable stroll.

1087 sq ft / 101 sq m | Chain free | EPC rating C | Three double bedrooms | South-west facing garden | Separate reception room | High ceilings | Large kitchen/dining space | Wonderfully light and airy | Fully double glazed | Convenient for local transport | A wonderful selection of local amenities on your doorstep |

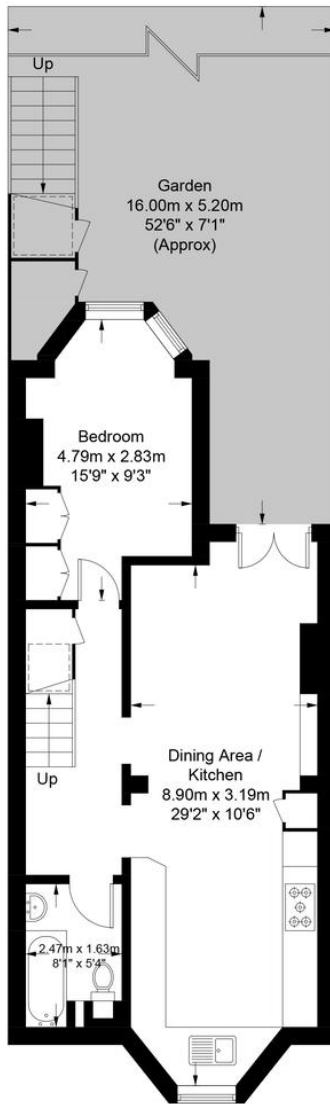






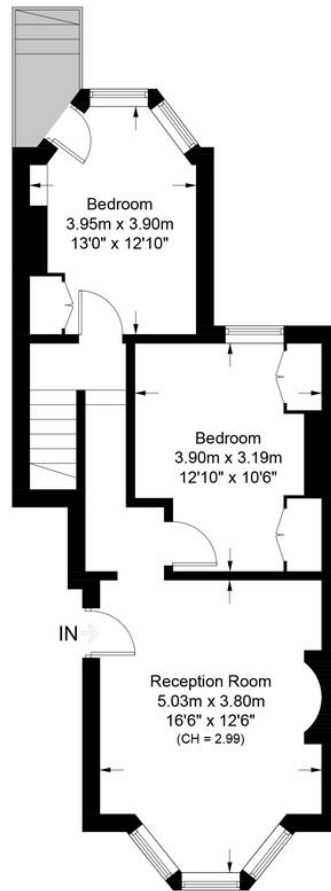
## Hanley Road, N4

Approximate Gross Internal Area = 1080 sq ft / 100.3 sq m  
Reduced Headroom = 7 sq ft / 0.7 sq m  
Total = 1087 sq ft / 101.0 sq m



Lower Ground Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



Certified Property Measurer

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. (ID1064587)

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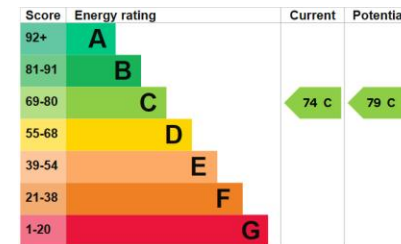
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