



Hanley Road, N4 3DW

Guide Price £750,000
Share of Freehold



Hanley Road N4

Situated in the heart of Stroud Green, this spacious 3/4-bedroom flat offers an impressive 1074 sq ft of living space, complete with access to private rear garden. In need of modernisation throughout, the property presents a fantastic opportunity for those looking to refurbish and reconfigure a home in a highly desirable North London location.

Arranged over the ground and lower ground floors of an attractive Victorian conversion, the flat retains a wealth of period charm, with generous proportions and a flexible layout offering excellent potential. On the ground floor, you'll find a spacious and airy reception room, flooded with natural light from a large bay window fitted with classic shutters. Original wooden flooring and bespoke shelving to the alcoves enhance the room's character, creating an inviting space for both relaxing and entertaining. At the rear, two well-sized double bedrooms offer bright and quiet retreats, each benefiting from built-in storage.

Stairs lead down to the lower ground floor, which features the third double bedroom and a further versatile guest bedroom/study, the latter offers pretty views over the rear garden. The kitchen is located at the rear and fitted with a range of neutral wall and base units, offering plenty of storage and space for appliances. There is also room for a breakfast table, making it a functional space for casual dining or a morning coffee. A large window fills the kitchen with natural light, creating a bright and airy atmosphere, while a patio door provides direct access to the private section of the rear garden. The garden's south-facing orientation ensures it's flooded with sunlight, perfect for entertaining friends and family on the patio, and transforming the rear into a lush oasis to escape city life in.

Hanley Road is a wide treelined road located in the heart of N4, allowing convenient access to the transport links at Crouch Hill Overground and Finsbury Park station (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 also only a short walk away, excellent for dog walking, jogging or an enjoyable stroll.

Chain free sale | Share of Freehold | 3/4-bedroom flat | Private garden | Fantastic opportunity to refurbish and improve | 1074 SQ FT – 99.8 SQ M | Arranged over two floors | Convenient location |



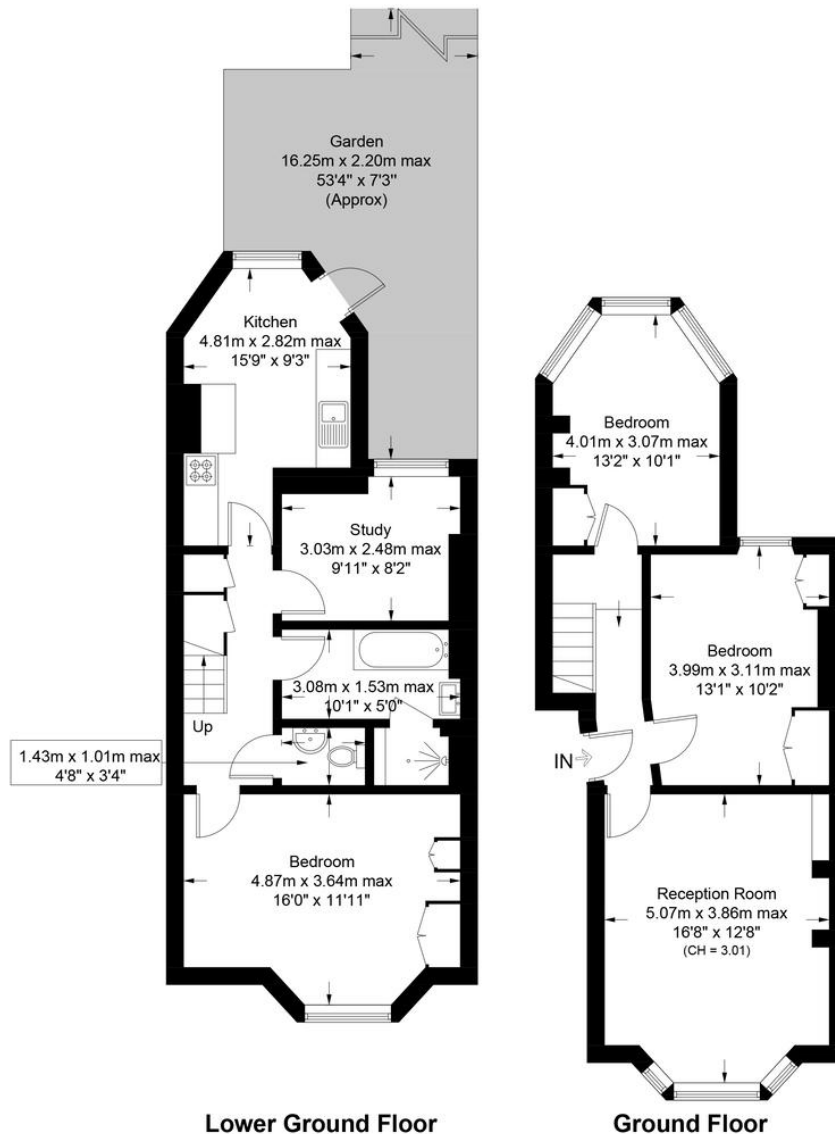




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Approximate Gross Internal Area = 1074 sq ft / 99.8 sq m

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most
valuable
asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

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**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. (ID1150378)

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