



ABSOLUTE
PROPERTY

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**30a Hanley Road, London
N4 3DR**

£565,000

Absolute Property are pleased to offer this two bedroom Edwardian ground floor garden flat located within walking distance of Crouch Hill Rail and Finsbury Park underground stations. Stroud Green Road is only around the corner offering many local amenities and leading to the green expanses of Finsbury Park. Benefits include two double bedrooms, modern bathroom, open plan kitchen/lounge, own rear gardens. Viewing is highly recommended.



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Lounge/Kitchen:
21'9 x 10'2 (6.40m'2.74m x 3.05m'0.61m)

Bedroom one:
12'9 x 11'7 (3.66m'2.74m x 3.35m'2.13m)

Bedroom Two:
10'4 x 9'4 (3.05m'1.22m x 2.74m'1.22m)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Score	Current	Future	Score
27.2 (A)	32.0 (A)	100	27.2 (A)	32.0 (A)	100
24.5 (B)	29.0 (B)	90	24.5 (B)	29.0 (B)	90
21.5 (C)	26.0 (C)	80	21.5 (C)	26.0 (C)	80
18.5 (D)	23.0 (D)	70	18.5 (D)	23.0 (D)	70
15.5 (E)	20.0 (E)	60	15.5 (E)	20.0 (E)	60
12.5 (F)	17.0 (F)	50	12.5 (F)	17.0 (F)	50
9.5 (G)	14.0 (G)	40	9.5 (G)	14.0 (G)	40
6.5 (H)	11.0 (H)	30	6.5 (H)	11.0 (H)	30
3.5 (I)	8.0 (I)	20	3.5 (I)	8.0 (I)	20
0.5 (J)	5.0 (J)	10	0.5 (J)	5.0 (J)	10
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		