



Hanley Road, N4 3DQ

**DAVID
ANDREW**

your
most
valuable
asset

Presenting a rare opportunity to secure a spacious studio that feels like a one bed apartment with a separate kitchen in the desirable area of Finsbury Park.

Rare property features include a large bedroom with space for your lounge and a hallway that leads to the fully equipped kitchen and 3 piece bathroom, overall complimented by double glazing and central gas heating. The separation allows a spacious feel, and the windows throughout give an abundance of natural light. Suitable for couple or single occupant.

Located a minutes walk to grocers and amenities, and just 0.6mi (10 minute walk) to Finsbury Park Station (Piccadilly / Victoria lines), or bus links which take you to Archway and Crouch End. Offered Part-Furnished. Available 5th August.

Council Tax band: C EPC Energy Efficiency Rating: D

- Spacious Studio Apartment
- Feels like a One Bed
- Separate Kitchen
- Three-Piece Bathroom
- Hard Floors Throughout
- Double Glazed Windows
- Abundance of Natural Light
- 0.6mi (10 minute walk) to Finsbury Park Station
- Offered Part-Furnished
- Available 5th August



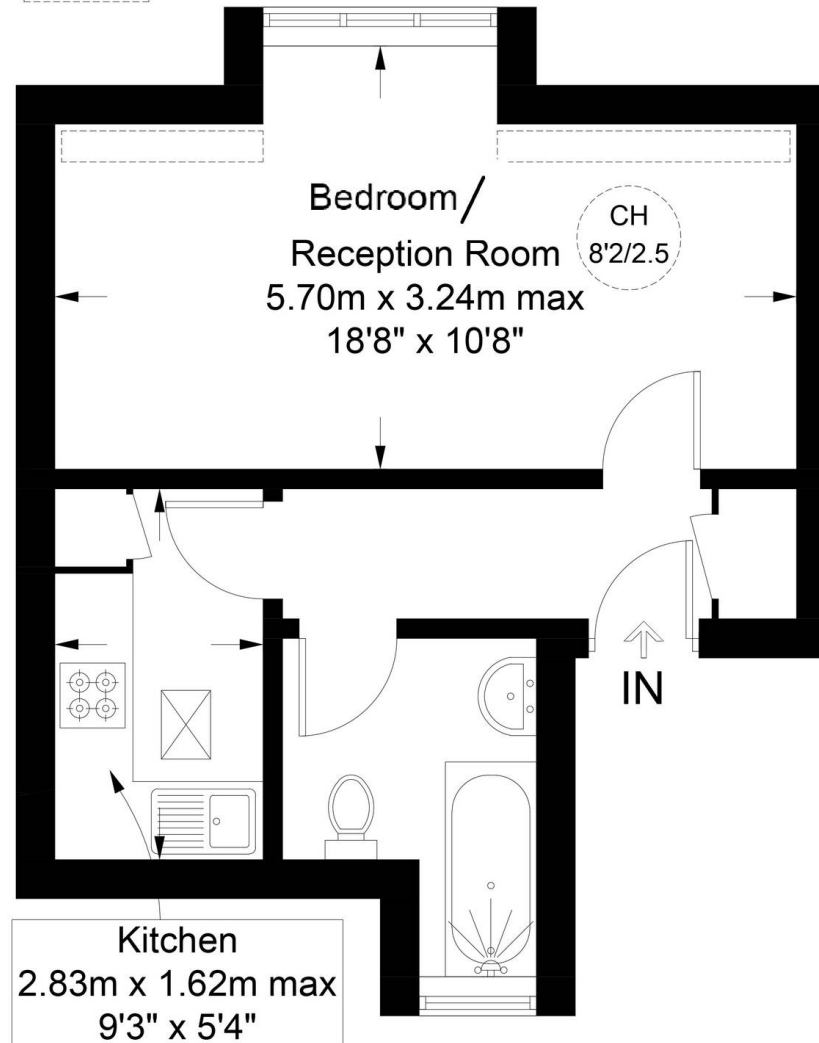


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Approximate Gross Internal Area = 316 sq ft / 29.4 sq m
Reduced Headroom = 12 sq ft / 1.1 sq m
Total = 328 sq ft / 30.5 sq m

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 = Reduced headroom below 1.5m / 5'0



Third Floor

scan to book
a viewing



**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. (ID986946)

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as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

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safeagent