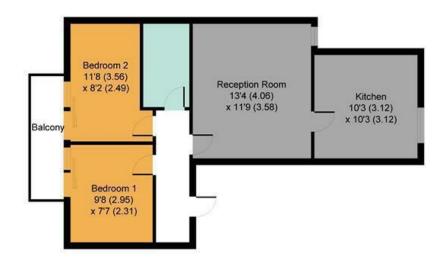
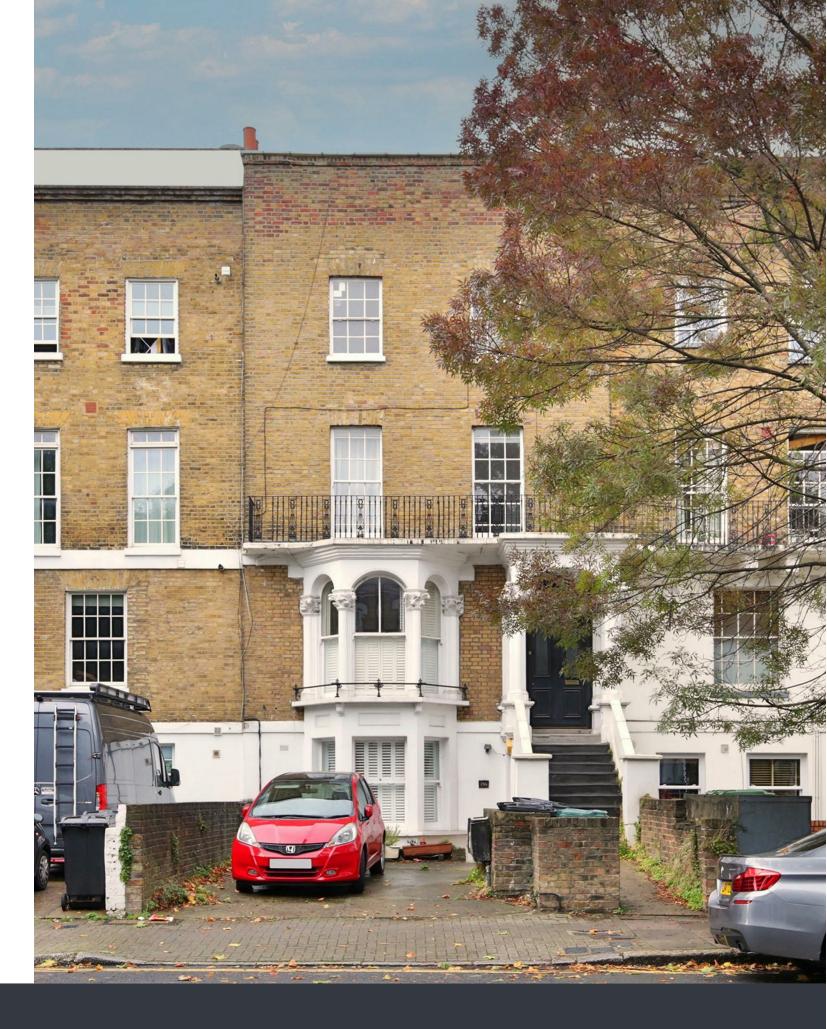


Hanley Road
APPROX. GROSS INTERNAL FLOOR AREA 526 SQ FT / 48.9 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and whilst every attempt has been made to ensure the accuracy of the floor plan contained near, measurements of doors, who was and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basic of valuation.









## MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 125 YEAR LEASE FROM 03.1988
- > £75PM FREEHOLD CHARGE
- > £0 GROUND RENT
- > COUNCIL TAX BAND C

> EPC C

## KEY FEATURES

- 2 DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- OFFERED CHAIN FREE
- WELL PRESENTED
   THROUGHOUT
- EPC RATING D
- 0.9 MILES TO FINSBURY PARK STATION

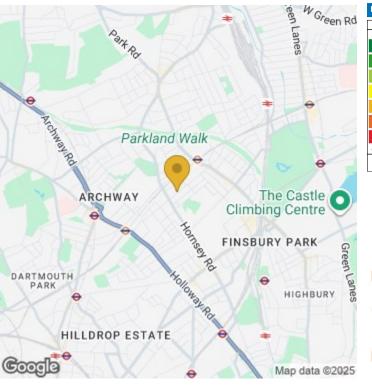
YOURS FOR £475,000

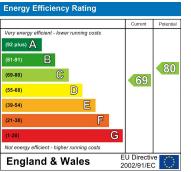
Striking sash windows in a fabulous location in the heart of leafy Finsbury Park... this two double bedroom apartment will make a fantastic home.

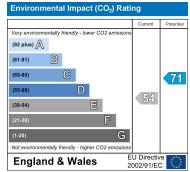
Being less than a mile from Finsbury Park Station, your daily commute should be an absolute breeze, connecting to the Victoria, Piccadilly and National Rail lines with ease. As for the local area, we must recommend The Faltering Fullback aka the 'Ewok Village' of pubs (due to its extensive multi-tiered beer garden) and Seasons Kitchen, who use locally sourced ingredients in their menu and make a smashing chocolate-infused gravy at Christmas. Sure, it's only Autumn but we love a good gravy.

SEE MORE PROPERTIES ONLINE









BEDROOMS: 2

BATHROOMS: I

RECEPTIONS: I

