



Hanley Road, Finsbury Park, N4 3DW

Offers in excess of £595,000 Leasehold



## Spacious top-floor Victorian conversion maisonette arr

Spacious top-floor Victorian conversion maisonette arranged over three floors - Hanley Road, Finsbury Park, N4

An immaculately presented three double bedroom leasehold maisonette offering bright, contemporary living across the top floors of an attractive Victorian conversion. Finished to a high standard, with modern decor throughout, the property benefits from a light-filled open-plan reception and kitchen that creates a lovely social heart to the home - ideal for city living and entertaining.

Accommodation comprises three double bedrooms and two well-appointed bathrooms, arranged cleverly to maximise space and privacy. Large windows flood each room with natural light, while the neutral finishes provide a calm, move-in ready interior.

Situated moments from Finsbury Park itself and the vibrant shops, cafés and restaurants of Stroud Green Road, the location is both convenient and sought-after. Excellent transport links include Finsbury Park station (Piccadilly and Victoria lines plus mainline services) and Crouch Hill Overland - perfect for easy access across London.

Key features:  
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- Victorian Conversion
- Three Double Bedrooms
- Leasehold
- Maisonette Over Three Floors
- Two Bathrooms
- Top Floor Apartment



## Hanley Road, N4 3DW

Approx Gross Internal Area = 81.55 sq m / 878 sq ft

RHH / Eaves Storage = 8.77 sq m / 94 sq ft

Area = 90.32 sq m / 972 sq ft

 = Reduced Headroom Below 1.5m / 5'0



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Energy Efficiency Rating and Environmental Impact (CO2) Rating

Certificate Number : 0160-2859-7832-9591-0345

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71      | 79        |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0160-2859-7832-9591-0345>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

## Council Tax Band

Band: D

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