



Hanley Road, Finsbury Park, N4 3DR

£3,600 pcm



Exceptional brand new three bedroom split level apart

Exceptional brand new three bedroom split level apartment, set within a quiet residential street close to Crouch Hill Station. This recently converted modern development, provides a wonderful mix of space and light alongside incredible fixtures and fittings throughout, making it the perfect home for a family or sharers who also require excellent transport links nearby. With wood flooring throughout and dual aspect windows, this top floor property provides a great deal of natural light, and is arranged over two floors. Comprising of three double bedrooms, one of which has an en-suite shower room and access to a large private terrace. A spacious open plan reception with modern fully equipped kitchen, a further beautifully appointed main bathroom suite, and additional storage space.

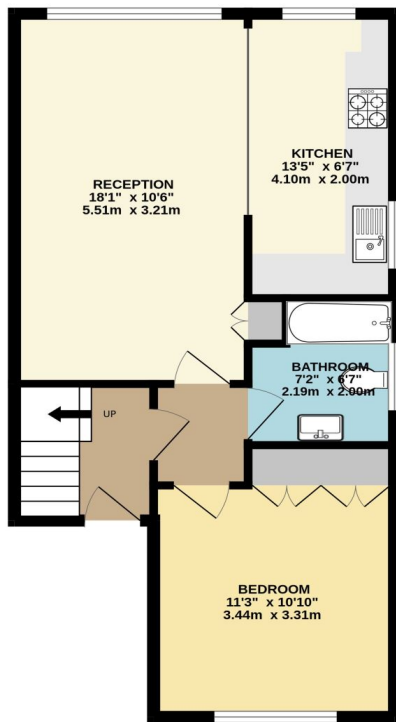
Hanley Road is perfectly located in close proximity to Crouch Hill and Stroud Green Road with an eclectic mix of local shops, restaurants and cafes to choose from, whilst Crouch Hill Station (Overland) and also Upper Holloway Station (Overland) are both within a short walking distance of the property as well As Finsbury Park Station (Piccadilly, Victoria and British Rail Lines) . Archway Station (Northern Line) is also close by, providing excellent transport links across London.

Key features:

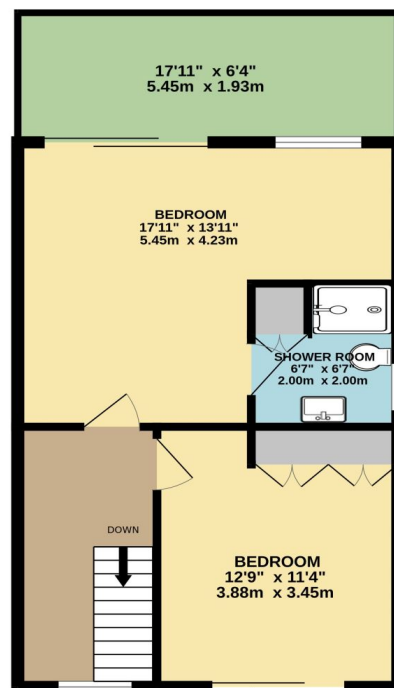
- Brand New Conversion
- Three Double Bedrooms
- Open Plan Reception
- Two Modern Bathroom Suites
- Energy Rating : C
- Furnished or Part Furnished



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating and Environmental Impact (CO2) Rating

Certificate Number : 6537-0029-1000-0841-5296

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6537-0029-1000-0841-5296>

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: C

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