



Hanley Road, N4 3PS

Guide Price £450,000  
Leasehold



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Practical and stylish two double bedroom maisonette with private garden offering 654 SQ FT / 60.8 SQM of versatile living space.

Much loved and cared for by the present owners, accommodation is arranged over the ground and first floor. Off the central hallway a modern fitted kitchen with a range of white wall and base units enhanced by a pleasant combination of wooden works surfaces and striking tiled splash back. At the front, a beautiful reception with parquet flooring and feature fireplace. A double-glazed door framed by picture windows lead to another main feature, a private landscaped rear garden complete with lush green planting and handy storage shed. The upper level again does not disappoint two generous bedrooms, lots of useful built-in storage and a two-piece bathroom suite.

Occupying a quiet yet convenient location in popular N4, there is a host of excellent bars, restaurants, and local amenities literally on your doorstep. Parkland walk, Wray Crescent and Finsbury Park itself provide attractive green and open spaces for the more active among us Access to Finsbury Park station for Victoria, Piccadilly and National Rail lines is minutes away. As too are Overground lines with easy access to Hampstead Heath.

Internal viewing of this charming and spacious maisonette is strongly recommended to fully appreciate the attractive cosy environment the present owners have created.

- Two double bedrooms
- Ground & first floor
- Double glazed
- Beautifully presented
- Parque flooring
- Feature fireplace
- Private garden to front and rear
- 654 sq ft / 60.8 sqm



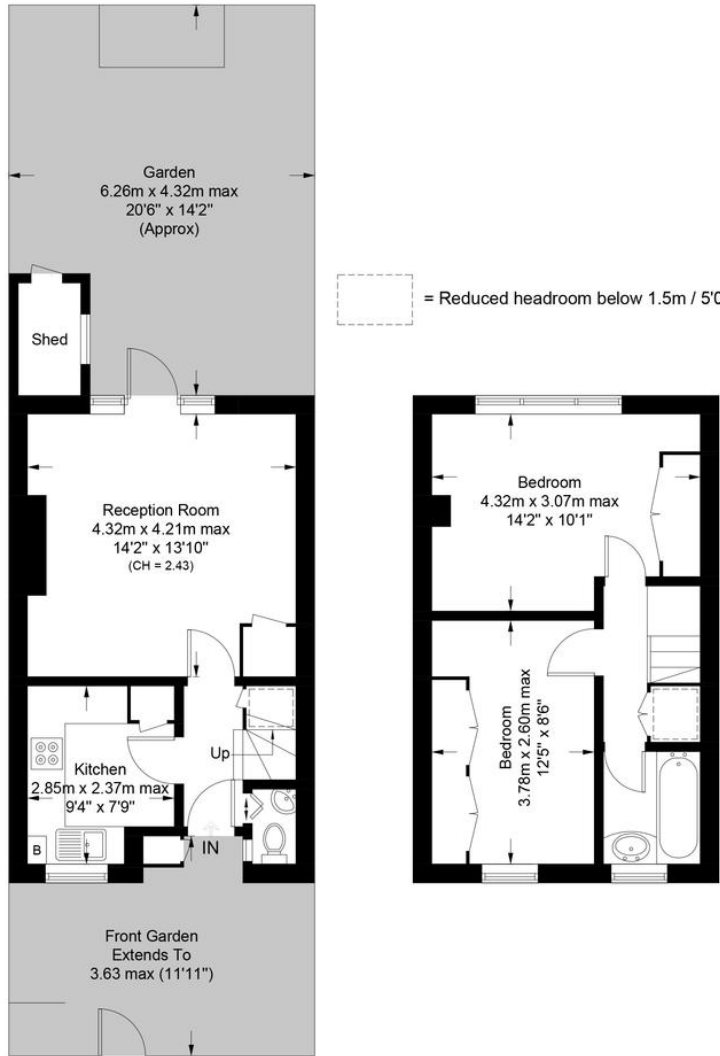


# Shelley Court, N4

Approximate Gross Internal Area = 640 sq ft / 59.5 sq m  
 (Excluding Reduced Headroom / Shed)  
 Reduced Headroom = 14 sq ft / 1.3 sq m  
 Total = 654 sq ft / 60.8 sq m

# DAVID ANDREW

your most valuable asset



Ground Floor

First Floor

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. (ID733353)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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### Agent's Note:

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