



Hanley Road, N4 3DQ

Sold for £350,000

Guide Price £350,000

Share of Freehold



# Hanley Road N4

Guide Price £350,000

Share of Freehold

Presented to the market on a chain free basis and with a Share of the Freehold, an attractive one-bedroom flat arranged over the first floor of a period property in the heart of Stroud Green.

Set out over 419 SQ FT/ 38.9 SQ M, features include high ceilings throughout, a bright and airy open-plan kitchen/reception room with two large, original sash windows allowing an abundance of natural light. A spacious bedroom to the rear, benefitting from a leafy and green view through a large sash window and useful built-in storage, as well as a three-piece bathroom suite in neutral décor.

Hanley Road is a wide, tree lined turning located between Finsbury Park and Crouch End in popular Stroud Green with its wonderful selection of local shops, restaurants, and cafes.

The green spaces at Wray Crescent, Finsbury Park and the nature reserve Parkland Walk are all within easy walking distance and the property also benefits from convenient access to the Victoria and Piccadilly lines via Finsbury Park station, Crouch Hill overground and numerous bus routes, which are all within easy reach.

- Share of Freehold
- Chain free - no onward sale
- Open-plan reception/kitchen
- Spacious bedroom to the rear
- Great proportions throughout
- Great location in Stroud Green
- Convenient transport links
- 419 SQ FT/ 38.9 SQ M

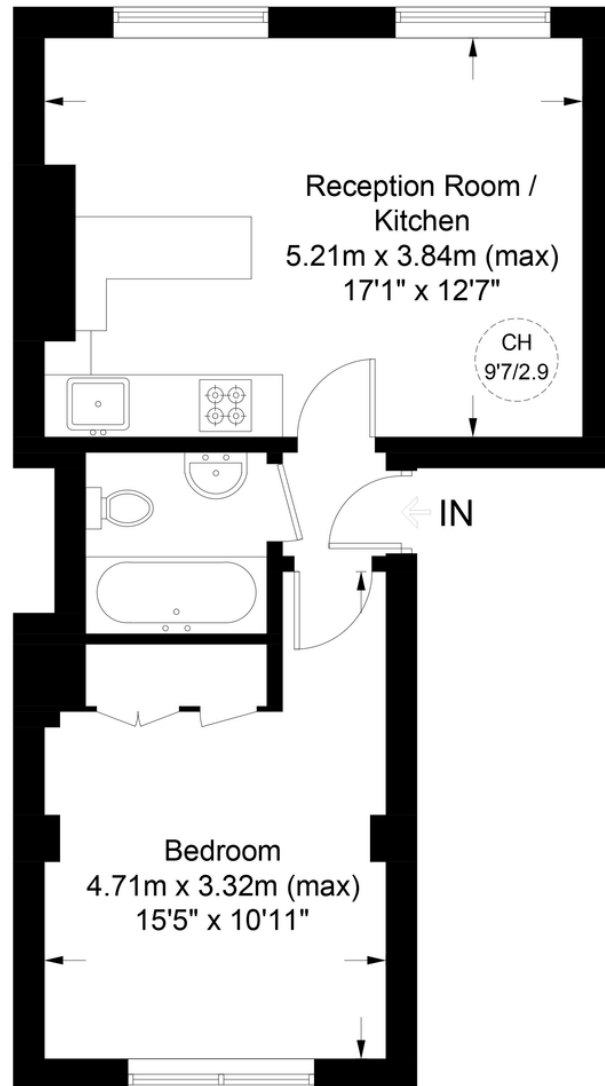






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Approximate Gross Internal Area = 419 sq ft / 38.9 sq m



## 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. (ID790962)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	67   D
39-54	E		
21-38	F		
1-20	G		

### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

