



Hanley Road, N4 3DW

Guide Price £725,000  
Leasehold





# Hanley Road N4 3DW

Wonderfully light and spacious three-bedroom flat arranged over the upper levels of this handsome Victorian property offering an impressive 1104 SQ FT / 102.6 SQ M of internal living space and benefiting from planning permission for loft conversion and roof terrace.

Loved and well-kept by the present owners, accommodation is accessed via a ground floor communal entrance shared between two flats in the building. The flat opens into a light and airy split-level hallway, providing a functional space for coats and shoes. On the first floor, a sleek and modern kitchen/diner in a stunning forest green with elegant brass handles and plenty of space for food prepping and high-end appliances such as large range cooker with induction hob, dishwasher, washing machine and large fridge-freezer. Across the hall, you are invited into a large reception room with high ceilings and copious amounts of natural light that floods in through a full width of large double glazed sash windows, the room also offers some beautiful period features with original coving to the ceiling, picture rail and wooden-framed cast-iron fireplace, as well as bespoke built-in shelving/storage. Up the stairs to the half landing, a bright and modern three-piece bathroom suite finished again with brass fittings, Zellige wall tiles and a large heated towel rail. Next-door, to the rear of the property, a seduced study space / third bedroom with in-built shelving and another large, double-glazed window overlooking the leafy neighbouring gardens. On the second and top floor, the landing provides a practical storage cupboard before splitting off into a second spacious double bedroom with in-built wardrobes and a stunningly spacious main bedroom with two large sash windows again providing fantastic natural light, both benefitting from lovely wooden flooring.

This lovely home further benefits from planning permission for a loft conversion, including another large bedroom and bathroom, as well as adding a roof terrace on the second floor.

Hanley Road is a wide treelined road located in the heart of N4, allowing convenient access to the transport links at Crouch Hill, Finsbury Park (Victoria & Piccadilly lines). Stroud Green provides a wonderful selection of coffee shops, bars, and local eateries. Don't forget to check out the new City North development. The popular Parkland Walk nature reserve is only a short walk away, excellent for dog walking, jogging or an enjoyable stroll.

- 1104 SQ FT / 102.6 SQ M
- Three bedrooms
- Glorious sash windows
- Copious amounts of natural light
- Planning permission
- Convenient for local transport
- Wonderful section of local amenities
- Period property





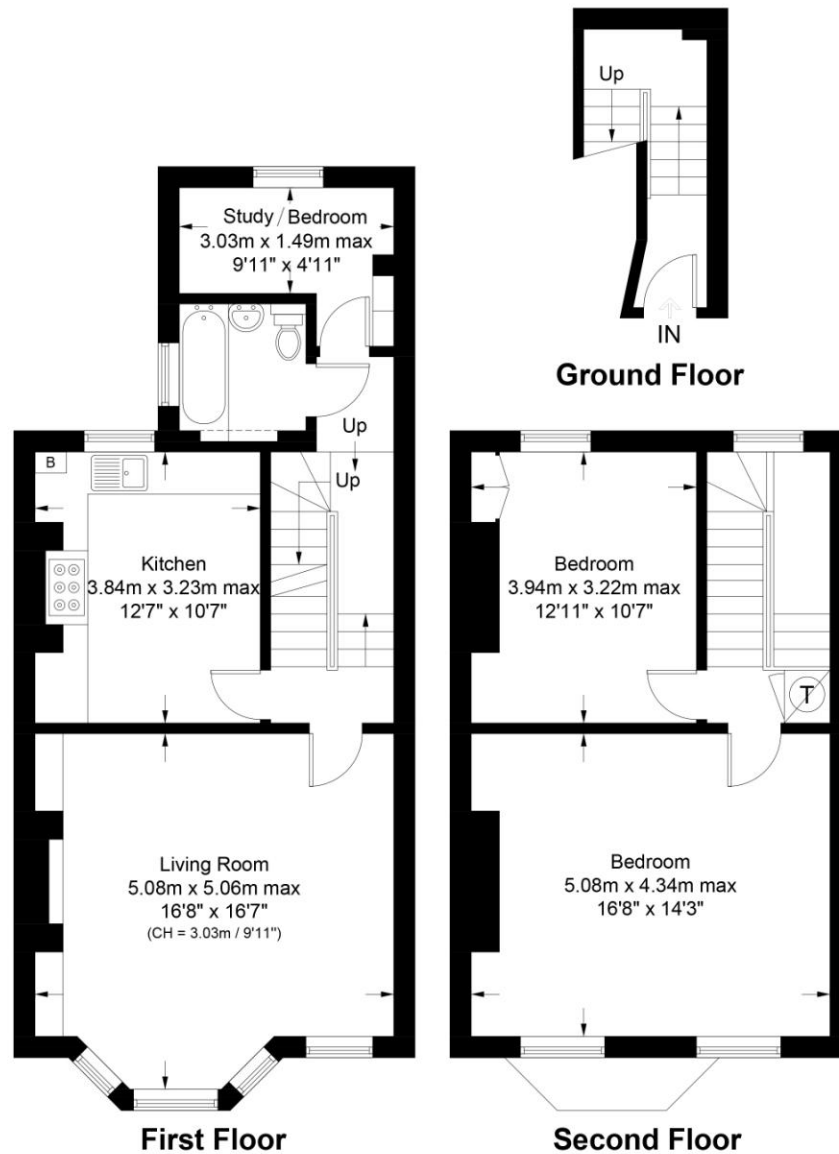




## Hanley Road, N4

Approximate Gross Internal Area = 1104 sq ft / 102.6 sq m

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**Certified  
Property  
Measurer**

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. (ID915415)

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#### Agent's Note:

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