



Hanley Road, N4 3DR

Guide Price £850,000  
Long Leasehold



# Hanley Road N4 3DR

Presented to the market chain free, a generously proportioned four-bedroom flat, with private section of south-east facing rear garden arranged over the upper floors of this charming Victorian property, offering an impressive 1344 SQ FT/ 124.9 SQ M of internal living space.

Accessed via a ground floor communal hallway shared with just one other flat, stairs lead up to a half landing with striking geometric flooring. First, a smart family bathroom with combination bath/shower, two vanity storage units, heated towel rail, and frosted casement windows. Next door, a fantastically light and airy kitchen/diner. Cleverly utilising the pitched roof void maximising the ceiling height, two further Velux windows create a modern and stylish space. A simplistic range of white wall and base kitchen units enhanced by the wooden tones of the work surfaces, provide great storage and ample space for every modern convenience. Double glazed sliding patio doors lead out to a balcony with cast-iron stairs leading to a private section of rear garden, a fun space, surprisingly seduced and an ideal space for a barbeque. Back inside, stairs lead up to the first floor. To the front, a vast reception space, three large sash windows flood the room with enjoyable natural light. Bespoke shelving and storage to either alcove adds a touch of practicality. Next door, the first of four bedrooms. On the half landing a double bedroom to the rear, currently in use as an office and on the second floor a further double bedroom to the rear and a large main bedroom to the front with full-width, floor to ceiling built-in wardrobes. Again, there's bespoke storage and shelving to either alcove. Two large sash windows provide wonderful natural light and elevated views over neighbouring properties. There's also a useful second bathroom serving this level, including shower/bath and a rather surprising view across the London skyline. There's also access to loft providing more storage solutions.

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.

Chain Free | Four double bedrooms | Two bathrooms | Private section of garden | Impressive 1344 SQ FT/ 124.9 SQ M | Long Leasehold approx. 177 years remaining | Generous proportions | High ceilings throughout | Beautiful kitchen with vaulted ceiling | Abundance of enjoyable natural light | Arranged over upper floors | No neighbours above | Extended lease | Glorious large sash windows | Popular and convenient location | Well placed for transport | Internal viewing recommended to fully appreciate the space on offer.

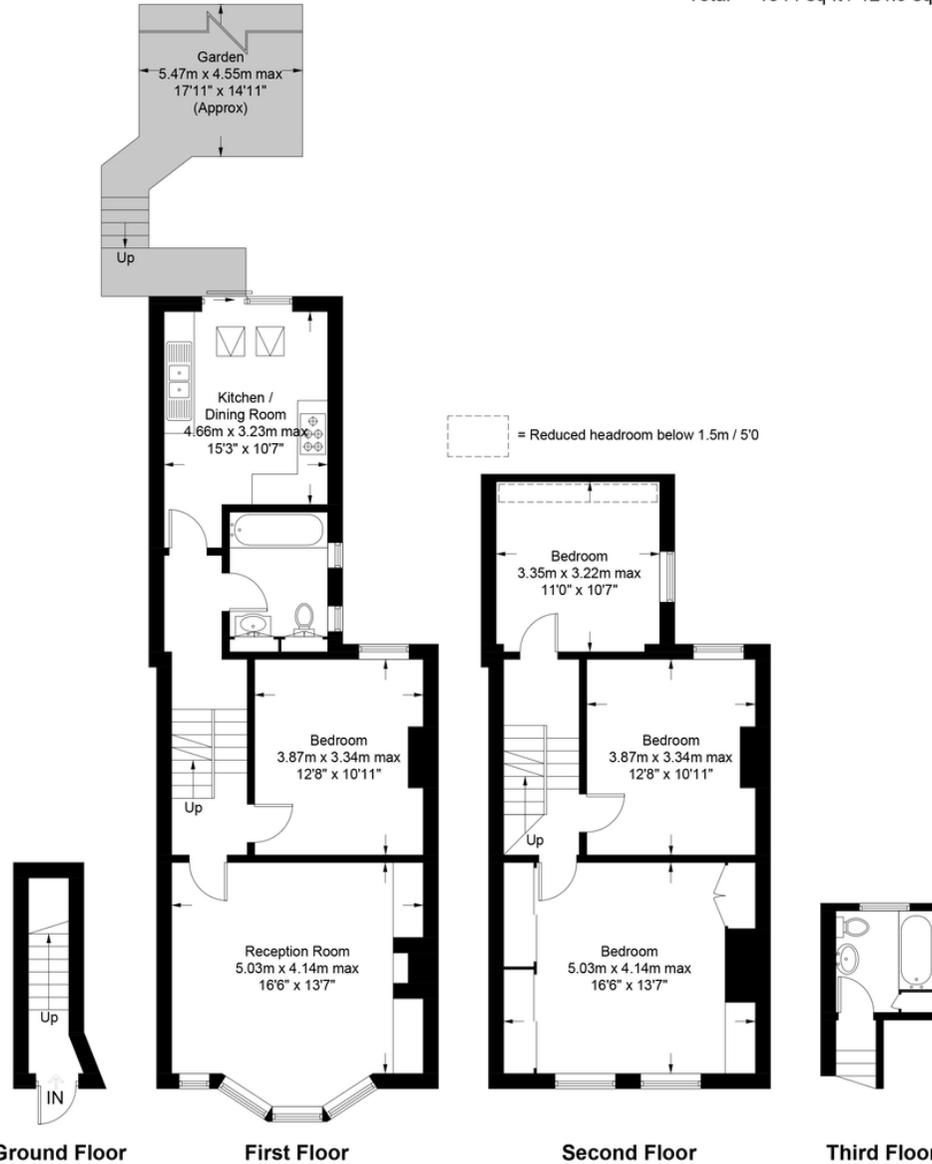






## Hanley Road, N4

Approximate Gross Internal Area = 1330 sq ft / 123.6 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 14 sq ft / 1.3 sq m  
 Total = 1344 sq ft / 124.9 sq m



Ground Floor

First Floor

Second Floor

Third Floor



**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. (ID933109)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	63   d	
39-54	E		
21-38	F		
1-20	G		

### Agent's Note:

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