



Hanley Road, N4 3DQ

£2,000 pcm



# Hanley Road

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Presenting to the market a delightful two-bedroom ground floor garden flat set in a Victorian conversion ideally located in Stroud Green. The property is ideal for a couple or single professional only.

Internally this property boasts natural light throughout, original wooden flooring, sole use of a private garden, one large bedroom and one large study/single room, a spacious and bright living room with bay windows, three-piece bathroom and kitchen including white goods.

Hanley Road offers brilliant transport links with Finsbury Park Station (Victoria & Piccadilly Line) within walking distance and Crouch Hill (Overground) a 5-minute walk away. Ideally positioned between Stroud Green Road and Hornsey Road - with an abundance of bars, restaurants, and shops and in ideal proximity to the green spaces of Finsbury Park and Parkland Walk. Available to rent now. Offered Unfurnished, Available 12th of April.

- Two Bedrooms
- Private Garden
- One large double & large single
- Separate Kitchen
- Comprising 613sqft/57sqm
- EPC Rating: D
- Offered Unfurnished
- Available 12th of April







# Notes

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## General Contact

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
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 or 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.

